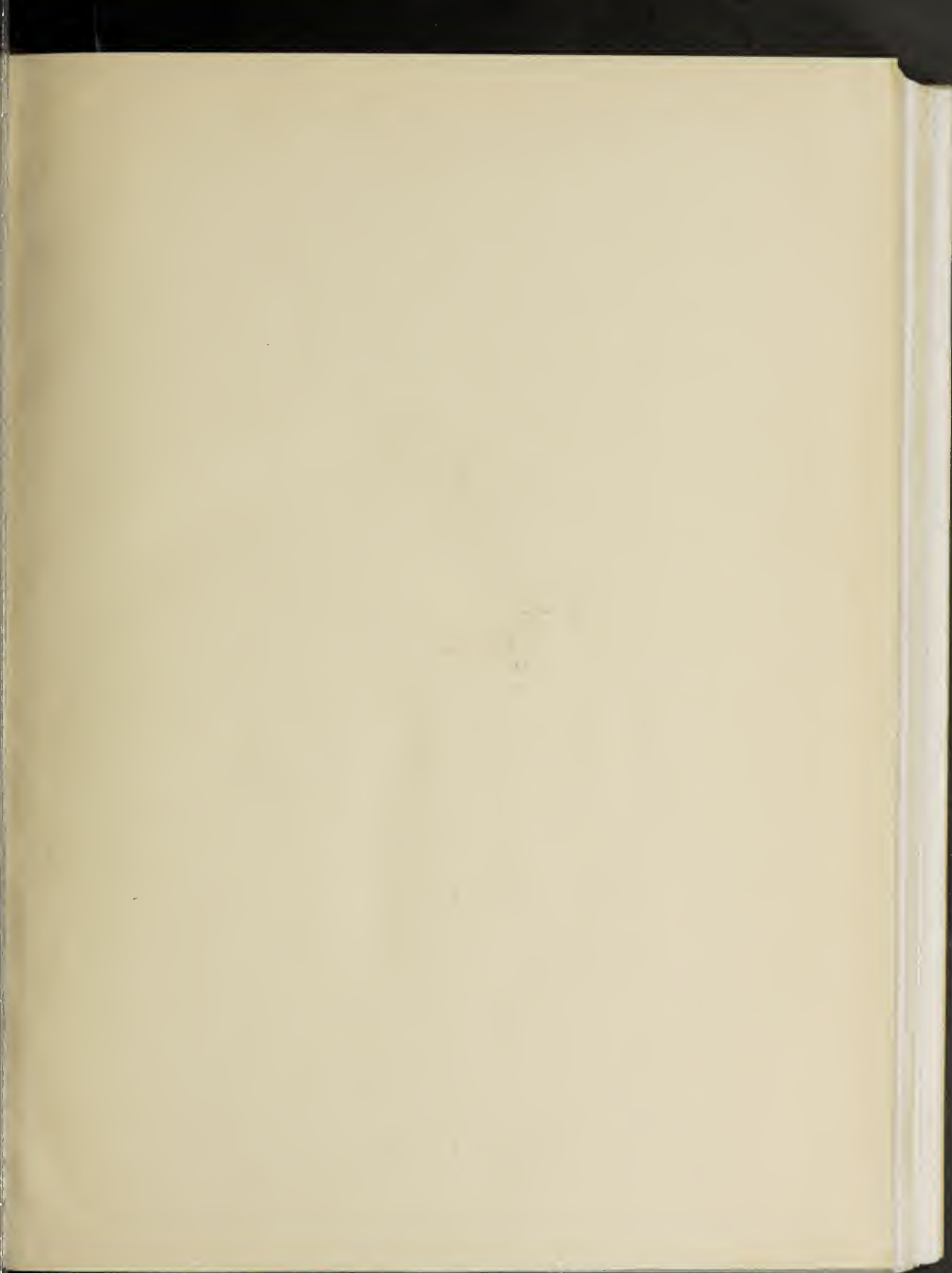
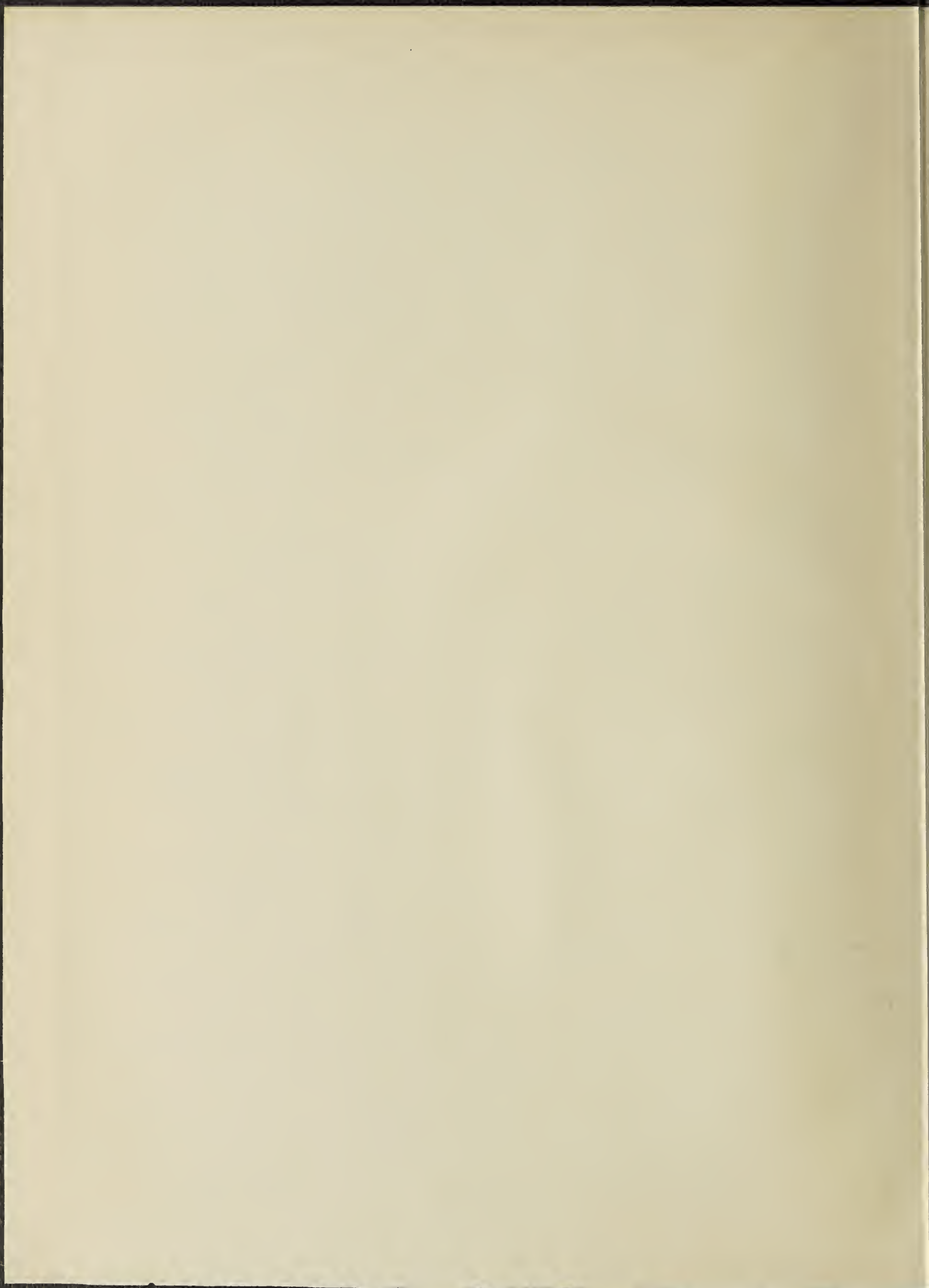




OAK ST. HDSF









BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of July 13, 1948).

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appeal addressed to the administrative official either appellant or applicant shall forward a signed notice of appeal or application to the superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to June 29, 1948.

Cal. No. Dept. Premises Affected

585-48-A—H.B.M.—92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan, Alt. 402-46.

586-48-A—H.B.M.—28-30 West 4th street, southwest corner of Greene street (Block 535, Lot 24), Borough of Manhattan, Amendment to Alt. 2272-46.

587-48-SM—Flagg-Flow Threadless Malleable Fittings, manufactured by Stanley G. Flagg and Co., Inc., Material.

588-48-SM—Flagg-Flow Threadless Fittings, manufactured by Flagg-Flow and Co., Inc., Material.

589-48-BZ—H.B.M.—318 West 70th street, south side, 218 ft. 1½ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan, Alt. 637-48.

590-48-A—H.B.B.—1946-1952 Flatbush avenue (1958 displayed), southwest corner of Kings Highway (Block 7817, Lot 37), Borough of Brooklyn, E.S. 443-48.

591-48-SM—SK Insulrock (fire-resistive insulating building board), manufactured by Smith and Kanzler Co., Material.

592-48-SM—Kohler K-8131 Supply Fitting with Check Valve (to prevent reverse flow—for use on dental lavatory with flushing rim), manufactured by Kohler Co., Material.

593-48-SM—Petrometer Liquid Depth Indicator, manufactured by Liquidepth Indicators, Inc., Material.

594-48-BZ—H.B.M.—Blocks bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side, (Blocks 1596, 1597 and 1598, Lot 1), Stephen Foster Houses, Borough of Manhattan, N.B. 39-47 to N.B. 48-47, inclusive.

595-48-A—H.B.M.—Blocks bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side (Blocks 1596, 1597 and 1598, Lot 1), Borough of Manhattan, N.B. 39-47 to N.B. 48-47, inclusive), Building 5, Stephen Foster Houses (under section 36, General City Law re buildings not fronting on legal street).

596-48-A—F.D.—35-33 to 35-47 64th street and 37-05 to 37-25 64th street, east side, from Broadway to 37th avenue; 35-46 to 35-58 65th street and 37-06 to 37-26 65th street, west side, from Broadway to 37th avenue (Block 1219, Lot 32, Block 1204, Lot 1), Woodside, Borough of Queens, Decision.

597-48-A—F.D.—45-15 to 45-55 48th street and 47-05 to 47-25 48th street; 45-16 to 45-56 and 47-06 to 47-26 49th

street; 48-08 to 48-56 47th street; 48-05 to 48-55 46th street (Block 2281, Lot 1; Block 2286, Lots 11 and Block 2290, Lots 1 and 15), Woodside, Borough of Queens, Decision.

598-48-A—F.D.—21-05 to 21-77 33rd street, east side and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block 830, Lot 1) Woodside, Borough of Queens, Decision.

599-48-A—H.B.M.—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan, P. A. 171-47.

600-48-BZ—H.B.Q.—32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Astoria, Borough of Queens, N.B. 2792-48.

601-48-SM—Celotex ½ inch Asphalted Coated Sheathing, manufactured by The Celotex Corp., Material.

602-48-BZ—H.B.B.—8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn, Alt. 914-48.

603-48-A—H.B.B.—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn, Alt. 1774-48.

604-48-BZ—H.B.B.—363-371 Prospect place, north side, 162 ft. west of Washington avenue and 342 St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn, Alt. 1859-48.

605-48-A—H.B.B.—363-371 Prospect place, north side, 162 ft. west of Washington avenue and 342 St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn, Alt. 1859-48.

606-48-A—H.B.B.—27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3550), Borough of Brooklyn, N.B. 447-48.

607-48-A—H.B.Q.—50-14 and 50-18 186th street, west side, 31.02 and 71.02 ft. south of Peck avenue; 186-04 and 185-18 Peck avenue, southeast and southwest corners of 186th street; 50-25 and 50-29 186th street, east side, 102.39 and 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40 and 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens, N.B. 3474, 3475, 3476-48; and N.B. 1525, 1526 and 1527-48, inclusive.

608-48-A—H.B.Bx.—2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx, Amendment to N.B. 415-48.

609-48-A—H.B.Q.—65-02 to 65-42 79th street, southwest corner of Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens, Alt. 67-48.

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610-48-BZ—H.B.B.—265-267 Vanderbilt avenue, east side, 209 ft. 3¾ in. north of DeKalb avenue (Block 1915, Lots 8 and 9), Borough of Brooklyn, Alt. 4825-47.

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612-48-A—F.D.—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens, Decision.

613-48-A—F.D.—Packaging of inflammable mixture known as "Polyco" in 400 lb. drums, in New York City, Decision.

614-48-A—H.B.B.—2150 East 27th street, west side, 31 ft. 3¾ in. south of Gravesend Neck road (Block 7359, Lot 32), Borough of Brooklyn, Alt. 1022-48.

615-48-A—H.B.M.—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan, Amendment to Alt. 336-48.

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651-47-A—H.B.B.—3012-3016 Stillwell avenue, west side, 70 ft. 10 in. south of Surf avenue (Block 7074, part of Lot 348), Borough of Brooklyn, Amendment to Alt. 844-44.

761-47-A—F.D.—48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens, Decision re 20059-LF.

620-40-SM—Fiberglas Thermal and Sound Insulation, manufactured by Owens-Corning Fiberglas Corp., Material.

135-48-SA—Erie Gasoline Pumps, Models 129-2 and 229-2, Appliance.

1047-41-SA—Hoffman 140F Safety Dry Cleaning Unit, Models A1, A2, B1, B2, M1, M2, M-1U and M2-U, Appliance.

252-47-BZ—H.B.M.—208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan, Amendment to Alt. 2013-47.

1460-23-BZ—H.B.B.—1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn, N.B. 601-47.

835-47-BZ—H.B.Q.—162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens, Alt. 1920-47.

328-34-BZ—H.B.Bx.—1449 Vyse avenue, west side, 100 ft. south of Jennings street (Block 2987, Lot 33), Borough of The Bronx, Amendment to Alt. 1052-47.

787-19-BZ—H.B.B.—343-361 4th avenue, east side, from 4th to 5th streets, 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn, Alt. 1284-48.

434-16-BZ—H.B.B.—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner (Block 2021, Lot 20), Borough of Brooklyn, Alt. 1927-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings, H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

288-34-BZ—Application of Burke, Morrison & Green, applicants, on behalf of Cross Bay Blvd., Inc., owner, reopened April 6, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

44-35-BZ—Application of Arthur Haaren, applicant, on behalf of Kesbec, Inc., owner (Arthur O. Leuck, lessee), reopened March 23, 1948, under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

178-48-BZ—Application, February 27, 1948, under section 7c of the zoning resolution, of Henry George Greene, applicant, on behalf of T. L. & L. Corporation, owner, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted; premises 1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of the Americas (6th avenue); (Block 593, Lot 13), Borough of Manhattan.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted

use district the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

706-47-BZ—Application, July 11, 1947, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sadie V. Owens, owner, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop; premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

709-47-BZ—Application, July 22, 1947, under sections 21 and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Eugene Marcus, owner, to permit in a business use, C area district the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted; premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

7-48-BZ—Application, January 6, 1948, under section 21 of the zoning resolution, of Jacob Lubroth, applicant, on behalf of Marchville Realty Corp., owner, to permit in a business use, C area district the extension to an existing building on first floor, using more than the permitted area; premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

342-48-BZ—Application, April 15, 1948, under sections 7e, 7i, 7c and 21 of the zoning resolution, of William J. Burke, applicant, on behalf of Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee), to permit in a residence and retail use, D area district the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and tender repairs, painting and spraying, wheel alignment, brake testing, parts department and office; premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 13 and 50), Floral Park, Borough of Queens.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and busi-

CALENDAR

ness use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

210-48-BZ—Application, March 3, 1948, under section 7a of the zoning resolution, of Harry Hurwit, applicant, on behalf of Lenore Garage, Inc., owner, to permit in a residence use district the extension of existing garage, (first and second floors) and the change in occupancy of third floor from office and storage to storage garage; premises 404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan.

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

393-48-BZ—Application, April 27, 1948, under sections 7c and 7e of the zoning resolution, of Noah N. Sherman, applicant, on behalf of Patricia Realty, Inc., owner, to permit in a residence use district the two story extension to existing factory and office building on vacant lot adjoining existing building; premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

394-48-A—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

418-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of Alberico Pompa, applicant, on behalf of Triboro Development Corp., owner, to permit in a residence use, D area district the erection of more than one building on a plot; premises 39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30), Bayside, Borough of Queens.

420-48-BZ—Application, May 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Douglas Baker, owner, to permit in a residence use district the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office; premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

421-48-BZ—Application, May 7, 1948, under section 21 of the zoning resolution, of William J. Boegel, applicant, on behalf of St. Elizabeth's R. C. Church, owner, to permit in a residence use, B area district the erection and maintenance of a building (school) using more than the area permitted; premises 269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

429-48-BZ—Application, May 12, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Manuel Schultz, owner, to permit in a residence and business use D area district the erection and maintenance of a business building using more than the area permitted; premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

975-47-A—442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan, (reopened February 10, 1948; previously withdrawn).

716-47-SA—Red Wing Oil Burner, Model D.

390-48-SA—Red Wing Oil Burner, Model E.

359-48-SM—Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts).

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360-48-SM—Armstrong's Monowall (interior ceiling and wall finish).

361-48-SM—Armstrong's Insulated Siding (exterior siding and insulation).

389-48-SM—Armstrong's Temlock, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation.

HARRIS H. MURDOCK, *Chairman*.

JULY 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 7, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

320-48-A—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

798-47-A—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

398-48-A—140-46 Bascom avenue, south side, 42.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

554-48-A—2-4 Pierrepont street, southeast corner of Pierrepont place (11th and 12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

583-48-A—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

486-48-A—6702-6706 3rd avenue and 274-284 67th street, southeast corner (cellar and 1st floor); (Block 5849, Lots 37 and 40), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

580-48-A—50-08 188th street, west side, from 50th avenue to Underhill avenue (Block 5642, Lot 1); 50-11 to 50-15 188th street, northeast corner of 53rd avenue and east side, of 188th street, 40 ft. north of 53rd avenue (Block 5643, Lots 1 and 3); 53-04 to 53-08 189th street, southwest corner of 53rd avenue and northwest corner of Underhill avenue (Block 5659, Lots 1 and 6); 53-11 to 53-19 189th street, east side, 80 ft., 120 ft. and 160 ft. south of 53rd avenue (Block 5660, Lots 28, 30 and 32); 53-24 to 53-32 190th street, northwest corner of Underhill avenue and west side of 190th street, 101.31 ft. and 141.31 ft. north of Underhill avenue (Block 5660, Lots 16, 18 and 20); and 189-05 Underhill avenue, northeast corner of 189th street and northeast corner of 190th street (Block 5660, Lot 26, and Block 5662, Lots 33, 35 and 37), Flushing, Borough of Queens.

569-48-A—110 East 71st street, south side, 95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 13, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

708-47-BZ—Application, July 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Hanover Sacks Corp., owner, to permit in a residence and business use district the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced; premises 61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

1076-47-BZ—Application, December 3, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Francis Decca and Rose Calabro, owners, to permit in a residence use district the reconstruction and extension to existing gaso-

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line service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

158-48-BZ—Application, February 26, 1948, under section 7i of the zoning resolution, of Barney Rosenstein, applicant, on behalf of Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee), to permit in a residence and business use district the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop; premises 4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

466-48-BZ—Application, May 19, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Alberto Georgianni, owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as a store and dwellings, using more than the area permitted; premises 521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan.

470-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Store Builders, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens.

474-48-BZ—Application, May 21, 1948, under sections 7f and 7i of the zoning resolution, of Cole, Madsen and Milnes, applicants, on behalf of Emanuel M. Honig, owner, to permit in the retail use district portion of the lot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles; premises 2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond.

481-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Herbert Gretsche, applicant, on behalf of Apac Realty Corp., owner, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines; premises 1320-1328 Atlantic avenue south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

498-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of A.R.C. Building Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

530-48-BZ—Application, June 4, 1948, under section 7c of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Margaret Dilliard and Ernest Mann, owners, to permit in a residence and business use district the change in occupancy from club rooms and stable (Riding Academy) to broadcasting and television broadcasting studios; premises 7-17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

328-34-BZ—Application of S. Sheldon Meyers, applicant, on behalf of Max Mirowitz, owner, reopened June 29, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of five years, permitting

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in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles; premises 1449 Vyse avenue, west side, 100 ft. south of Jennings street (Block 2987, Lot 33), Borough of The Bronx.

835-47-BZ—Application of Burke, Morrison and Green, for E. Koepfel, Inc., owner, reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application, previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn); premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

490-46-SM—Peele Flush Counterbalanced Elevator Door (reopened June 25, 1946, re Amendment to resolution to permit a safety seal meeting rail astragal.)

251-48-SA—Quick Heat Oil Fired Furnace, Models A-65UB, A-85RB, A-100RB and H-55D.

280-47-SA—Hamilton Gas Clothes Dryer, Model 700G.

38-47-SA—Bergen Building Block, Inc. Cinder Concrete Block.

168-48-SA—Ross Industrial Oven, Gas Fired.

304-48-SM—Weatherseal Shingle Panels (Sidewall Unit).

475-48-SM—Durabrik (Concrete Brick).

841-47-SM—Academy Concrete Blocks.

90-48-SA—Amp Crystal Flo Carbonators, Models LB-1 and H-4 (motor driven).

408-48-SM—Baychester Block Co., Inc., Cinder Blocks.

463-46-SA—Flofilm Processor, Model 91-01.

914-47-SM—Paul A. Piancazzo Cement Blocks (load bearing).

HARRIS H. MURDOCK, *Chairman*.

JULY 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

454-48-A—1285-1287 Castleton avenue, northeast corner of Clove road (Block 204, Lot 1), West Brighton, Borough of Richmond.

553-48-A—205 Chambers street, northeast corner of West street, and 197 Reade street, southeast corner of West street (Block 139, Lot 27), Borough of Manhattan.

207-48-A—1072-1088 Atlantic avenue, south side, 100 ft. 5 in. east of Classon avenue (Block 1126, Lot 13), Borough of Brooklyn.

376-48-A—12-14 Starr street (rear), south side, 100 ft. east of Central avenue (1st floor); (Block 3196, Lot 10), Borough of Brooklyn.

467-48-A—1383-1387 Broadway, northeast corner of Palmetto street (1st floor); (Block 3339, Lots 47, 48 and 49), Borough of Brooklyn.

485-48-A—54-60 Columbia street and 61-63 Congress street, northeast corner (Block 293, Lot 2), Borough of Brooklyn.

458-48-A—3033 and 3043 West 12th street, east side, 55 ft. south of Bowery (Block 7286, Lot 140), Borough of Brooklyn.

459-48-A—1110-1114 Bowery, south side, 55 ft. east of West 12th street (Block 7286, Lot 143), Borough of Brooklyn.

460-48-A—1318-1324 Bowery, southeast corner of West 15th street (Block 7074, Lot 256), Borough of Brooklyn.

461-48-A—1116-1122 Bowery, southeast corner of West 12th street (Block 7286, Lot 140), Borough of Brooklyn.

462-48-A—40-36 22nd street, northwest corner of 41st avenue (3rd floor); (Block 410, Lot 38), Long Island City, Borough of Queens.

521-48-A—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

540-48-A—502-504 West 30th street, south side, 100 ft. west of 10th avenue (Block 701, Lot 43), Borough of Manhattan.

563-48-A—178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn.

568-48-A—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 201-215 West 43rd street and 200-214 West 44th street (theatre); (Block 1015, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

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594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

513-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), reopened June 22, 1948, for consideration as to amendment of resolution.—Application, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn.

1112-22-BZ—Application of Harry M. Prince, applicant, on behalf of West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee), reopened June 22, 1948, under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

1437-23-BZ—Application of Harold L. Young, applicant, on behalf of Adjo Garage Inc., owner, reopened May 20, 1947, under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station (previously granted by the Board); premises 235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan.

982-39-BZ—Application of Paul Friedman, applicant, on behalf of Chapmald Realty Corp., owner, reopened June 22, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years (previously denied by the Board); premises 406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan.

460-32-BZ—Application of Paul Friedman, applicant on behalf of Abraham Hechter, owner, for consideration as to reopening and amendment of resolution, to permit change from parking and storage of not more than five motor vehicles, to sale of not more than five motor vehicles.—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building so as to include a motor vehicle repair shop, and, also permitting the unbuilt upon space toward the front, for the storage of not more than five motor vehicles; premises 1551-1555 Coney Island avenue,

east side, 100 ft. south of Avenue L (Block 6731, Lot 90), Borough of Brooklyn.

407-40-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened April 9, 1946, under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building (previously approved by the Board) of existing gasoline service station (previously granted by the Board); premises 1927-1935 Flatbush avenue and 3845-3855 Kings Highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn.

398-45-BZ—Application of Charles M. Spindler, applicant, on behalf of Stanley Kilburn, owner, reopened June 8, 1948, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted; premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

767-47-BZ—Application of Kitzler and Nurick, applicants, on behalf of Jack Resnicoff, owner, reopened February 17, 1948, under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two family dwelling) without the required set back, (previously denied by the Board); premises 404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

69-48-BZ—Application, January 26, 1948, under section 7e of the zoning resolution, of Shirley and deShaw, applicants, on behalf of Herman Burczyk, owner, to permit in a residence use district the erection and maintenance of an automatic retail rental laundry, for a term of five years; premises 511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan.

89-48-BZ—Application, February 3, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Hale Cleaners & Dyers Inc., owner, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangan, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of

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Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

266-48-BZ—Application, March 24, 1948, under sections 7c and 7e of the zoning resolution, of Benjamin Antin, applicant, on behalf of Sound Realty Co., owner, to permit in a residence and business use district, the erection and maintenance of a storage garage for more than five motor vehicles; premises west side, of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx.

282-48-BZ—Application, March 25, 1948, under section 7e of the zoning resolution, of David I. Shivitz, applicant, on behalf of Rose Hurwitz, owner, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry; premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

312-48-BZ—Application, March 22, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Cornell Furniture Co., owner, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

313-48-A—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

438-48-BZ—Application, May 14, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Service Stations Syndicate, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and the parking and storage of more than five motor vehicles, accessory sales and office; premises 41-02 to 41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens.

473-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee), to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted; premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Pros-

kauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard, and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

529-48-BZ—Application, June 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of Jacob W. Sherman, applicant, on behalf of Leon Emmerman, owner, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted; premises 86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

536-48-BZ—Application, June 7, 1948, under section 21 of the zoning resolution, of James E. McKillop, applicant, on behalf of Joe-Nett Realty Corp., owner, to permit in a business use, C area district, the extension to existing building on first floor using more than the area permitted; premises 848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 46), Borough of Brooklyn.

584-48-BZ—Application, June 22, 1948, under section 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of Castle Hill Associates, owner, to permit in a residence and retail use, D area district, the erection of a building (stores), in the retail use district portion, using more than the area permitted; premises 1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx.

589-48-BZ—Application, June 24, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Ann L. Marshall, owner, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence; premises 318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

628-48-A—175-04 Horace Harding boulevard, southeast corner of 175th street, and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35 General City Law re bed of mapped street—175th street).

501-48-SA—Lanna Burner, Models D200, D220, D240, D260, D300, D320, D340 and D360.

304-47-SA—International Combustion Corp. Oil Burners, Series 60 and 70.

957-47-SM—Acousti-Celotex Fire Retarded with Celotex Retardant M.H-8.

480-48-SM—Pure Linseed Oil Putty.

117-48-SM—Airjet Ventilators and Vent Flue Caps.

401-48-SM—Fire-Bar, Flameproofing Compound.

1047-41-SA—Hoffman 140 F Safety Dry Cleaning Units (reopened June 29, 1948, re amendment of resolution, to include Models A1, A2, B1 and B2).

397-48-SM—Capitol One and One-Half Hour Fire Test Door.

CALENDAR

878-47-SA—Nagel Process Steam Atomizing Oil Burner.

491-31-SA—Perfection Oil Burning Heater, Models 3168, 3140, 3050 and 3040 and Ivanhoe Oil Burning Heater, Models 2150, 2050, 2140, 2040 and 2030 (reopened March 23, 1948 re amendment of resolution).

57-48-SA—Master Weld Tank & Boiler Corp., 550 Gallon Gasoline Storage Tank.

968-47-SA—Chrysler Air Temp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9 and to permit marketing under trade names, "Stokal Stoker Oil Fired Water Heater", Models WO-5 and WO-10 and WO-15; and "Viking Manufacturing Co. Oil Fired Water Heaters", Models 920, 930 and 945.

76-48-SA—Chrysler Air Temp Packaged Air Conditioners, Models 3 SCD and 5 SCA.

561-48-SA—Petroleum Hydraulic Gasoline Storage and Delivery System.

20-38-SM—Alpha Composite Beam Construction (reopened March 4, 1947 re amendment of resolution).

33-44-SM—Johns-Manville Corporation Fibretex and Johns-Manville Fibretone (acoustical materials); (reopened November 12, 1947 re amendment of resolution).

791-47-SM—Conviser Concrete Filled Steel Columns, Heavy-Weight Series.

22-48-SM—Home Guardian Fire Retarder (Flameproofing Compound).

50-48-SM—Terson—704 FRS and Terson 503 FRS (Fire resistant coated fabric).

211-48-SM—Con Glaze Elastic Glazing Compound.

330-48-SM—Allied Ventilating Systems, Inc., Paint Storage Cabinet.

417-48-SM—Pyroset D (Flameproofing Compound).

366-48-SM—Fire Chief Impregnating Compound (Flameproofing Compound).

500-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

169-38-SM—Insulex Glass Block (reopened February 18, 1947 re amendment of resolution to include approval of additional size blocks).

289-46-SM—Glastone (Lightweight concrete masonry unit faced with Vitrolite).

412-48-SA—Fuelstat Models 30EN, 30E6N and 30E9N (Oil Burner Fuel Unit).

201-47-SA—Snead Automatic Cup Beverage Dispensing Machine.

436-48-SA—Dravo Counterflow Unit Heater, Gas Fired, Models 40 SGA, 40 SG, 50 SGA, 50 SG, 75 SGA, 75 SG,

100 SGA, 100 SG, 125 SGA, 125 SG, 150 SGA, 150 SG, 175 SGA, 175 SG, 200 SGA and 200 SG.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

576-48-A—134-17 Jamaica avenue, north side, and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street proposed widening of Metropolitan avenue).

519-48-A—1781 Victory boulevard and 576 Manor road, northwest corner (Block 371, easterly part of Lot 4), West New Brighton, Borough of Richmond.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

526-48-A—444 Coney Island avenue, west side 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

566-48-A—114-116 East 85th street, south side, 180 ft. east of Park avenue (Basement, 1st, 2nd and 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

798-46-A—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

370-48-A—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

405-48-A—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

411-48-A—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

503-48-A—643-667 Smith street, Bulkhead dock of Smith street and Gowanus (Bay and Canal); (Block 495a), Borough of Brooklyn.

490-48-A—508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 29, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleincrt and Deputy Chief Guince.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, June 8, 1948, were approved as printed in the Bulletin of June 15, 1948, Vol. 33, No. 24.

ZONING APPLICATIONS

570-37-BZ

APPLICANT—Herman Kron, for New York Post Graduate Medical School and Hospital, owner (Louis Banks, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn—reopened November 25, 1947).

PREMISES AFFECTED—328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and J. Kalkstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection by a committee of the Board and also to ascertain whether the City Planning Commission and the Board of Estimate have approved the proposed amendment to Section 21-A, making parking within certain distances of schools and hospitals a prohibited use.

1167-40-BZ

APPLICANT—Lama and Proskauer, for Steleo Realty Corp., owner (Stevens Radio Laboratories, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; (reopened December 16, 1947).

PREMISES AFFECTED—50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Irwin Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1948 at 10 A.M., for applicant to arrange with existing tenant of the building to release the premises.

206-47-BZ

APPLICANT—Joseph A. Dimino, for Anthony Coppola, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, for a term of ten years.

PREMISES AFFECTED—167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph A. Dimino and Anthony Coppola.
For Opposition: Jacob Janeourt and M. La Rosa.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection; date to be determined; hearing closed.

MINUTES

312-47-BZ

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner (Frank W. Banfield, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection, at request of the Board.

712-47-BZ

APPLICANT—Lama and Proskauer, for L & G Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M., to permit the Board to study deed of the property.

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 14, 1948 at 10 A.M., at request of applicant, to file revised plans.

1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service sta-

tion, salesroom, office, lubritory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Anna Lamb and Lucy Gueterman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 10 A.M., for applicant to file revised plans for consideration by the Board.

1074-47-BZ

APPLICANT—Lama and Proskauer, for Louis W. Alpher, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a term of years.

PREMISES AFFECTED—260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis W. Alpher.

For Opposition: William R. Brick, David Goldstein, Margaret Murray, F. H. Jones and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision by the Board without further argument.

180-48-BZ

APPLICANT—Lama and Proskauer, for Marion Fogarazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting and spraying and to permit the parking, in open lot, of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M. at request of objector, applicant concurring.

36-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Rabino-

witz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a retail use district, the erection of an extension to existing building, extending the present servicing, repairing of motor vehicles, lubritorium, brake testing, auto laundry and office, and to include auto showroom and parts department; and to permit a proposed curb cut more than the permitted distance from the intersection.

MINUTES

PREMISES AFFECTED—65-27 to 65-45 Woodhaven boulevard, 85-02 to 85-10 65th road, southeast corner and 85-01 to 85-09 65th drive (Block 3138, Lot 1), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant. The applicant stated that the owner had lost his franchise as an agency of the automobile proposed to be sold and for this reason wished to withdraw the application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

491-25-BZ

APPLICANT—John R. Walrad, for Vincent Costa and Rosa Costa, owners (Angelo Palmiotto, lessee).

SUBJECT—Application reopened January 27, 1948 — re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of a two (2) story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes (previously granted on condition, for a temporary term of years).

PREMISES AFFECTED—1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx.

APPEARANCES—

For Applicant: A. J. Garafora, Vincent Costa; Rosa Costa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (491-25-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the change in occupancy in part from a residence use to a business use, for a term of two years, affecting premises: 1413 Needham avenue, Borough of The Bronx, and was granted by the Board on October 13, 1925, on certain conditions; and

WHEREAS, the term of variance expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of a two-story and basement frame building occupied as a Class A heretofore converted Multiple Dwelling for business purposes, for a temporary term of years, affecting premises 1413 Needham avenue, north side, 121 ft. east of Fish avenue (Block 4718, Lot 62), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on January 27, 1948, and set for hearing on April 13, 1948, at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, April 13, 1948 after due notice by publication in the Bulletin of the Board of Standards and Appeals, and laid over for inspection and decision by the Board, date to be set; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1947, re amendment to Alt. Applic. 463-47, reads:

"A-2. The use of a 2 story and basement frame building occupied as a Class A Heretofore Converted Multiple Dwelling for business purposes in a residence district is unlawful. Art. 2, Sect. 3 of Zoning Resolution."

and

WHEREAS, the applicant contends that the builder and former owner of the premises, some time prior to 1925, established a candy and stationery (and later grocery) store in the basement of the said premises and operated the said business himself; that he used a portion of the said basement, behind the store, for storage purposes in connection with the said business, and used the remainder thereof as a kitchen, dining room and bathroom; that he also used the two front rooms on the 1st story of the premises as bedrooms; that he rented out the rest of the rooms on said 1st story as a separate apartment; that the entire 2nd story was rented out as one other separate apartment; that such use by him of the said premises continued down to May 9, 1946, when he sold the said premises to the present owners; that the former owner removed from the premises about said date and the present owners rented out the said store, with the rest of the basement and the 1st (front) two rooms on the 1st story to Angelo Palmiotto, (who has a wife and two infant children) and who presently uses same exactly as the former owner had done since some time prior to 1925; that the tenants occupying the rest of the premises were not changed, nor was the use of their apartments changed; that prior to their purchase of the premises on May 9, 1946, the present owners had the title thereto thoroughly searched by the Title Guarantee and Trust Company and believed at the time of their purchase that the premises were free and clear of any violations; that about 8 months thereafter they were, for the 1st time, informed that the said business use of the store in the basement of the premises was a violation of the zoning regulation; that they then consulted an attorney and after an investigation discovered the former owner had applied to the Board of Standards and Appeals for a variance of the zoning regulation, in 1925, and that said former owner had been granted a variance therefrom for a period of two years, which permitted the continued use of the said store in said basement of the premises as a candy and stationery store down to on or about 13th day of October, 1927, when the said variance expired; that further, apparently no application had ever been made for an extension of said variance, and that none had ever been granted, even though the said use of the said store in the said basement continued, and continued down to May 9, 1946, when the present owners purchased said premises (said use continues today, pending this appeal); that thereafter the present owners, through John R. Walrad, the applicant herein, a duly licensed engineer and land surveyor, formally applied to the said borough superintendent for a new and further variance, fully cognizant of the fact that he had no authority to and could not possibly grant same, but also cognizant of the fact that the anticipated disapproval of such application could be appealed to the Board of Standards and Appeals; that the present owners, through the applicant herein, now submit, to the Board of Standards & Appeals, that a new and further variance should be granted, under all the circumstances, merits and equities of the matter, for the reason, generally, that the factors which impelled the Board of Standards & Appeals to grant a two (2) year variance from the zoning regulation, in 1925, are, to all intents and purposes, the same at the present time; that the neighborhood of the premises in question is still sparsely settled, and consists of 1, 2 and 3 family dwellings in the main, with unoccupied lots interspersed throughout the area; that there is reasonable probability that such condition will continue for many years to come; that most of the people living in the said neighborhood trade at the said store and find it, as they have found it for years, a very great convenience to them in their daily lives; that they would be considerably inconvenienced were the said store to be closed down; that said neighbors, so far as is known, have never been disturbed by or complained of the said use of the store

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in said basement as a candy, stationery and grocery store, but on the contrary, welcome it as a very great convenience in their daily lives; that there is only one other store similar to this one in the general neighborhood, which is located about 2½ blocks away at 216th street and Needham avenue; that so far as is known, the owner of said store has never been disturbed by or complained of the use of the store in question; that there are two other stores, which however are principally Jewish delicatessen stores (unlike the store in question), in the general neighborhood, located at Boston road near Fish Avenue, but their owners, likewise, have never been disturbed by or complained of the use of said store in question; that there is a public school (P. S. 78) directly across the street from subject premises and a great many of the children attending and some of the teachers regularly use the facilities of the store in question and consider it a very great convenience to them; that the present owners of premises have grown-up children who expect to marry within the next few years, after which said owners intend to operate the store themselves as an income for their old age; that they had taken this factor into consideration when they purchased the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, report which follows:

REPORT OF COMMITTEE

June 11, 1948.

Re: Cal. 491-25-BZ, Vol. II,
Premises 1413 Needham Avenue,
BRONX.

This application is for an extension of the term of the variance originally granted on October 13, 1925, for a term of two years to the then owner, Carlo DeLuea. The variance was granted for limited use as to the basement front room to sell candy and stationery, primarily to the pupils of the public school across the street. It was specifically required that there should be no outward appearance of commercial operation or structural change as to show window. The premises were then and are now in a residence use district. No application was made for extension of the term of the variance, which expired on October 13, 1927, until a new owner, who purchased the building on May 9, 1946, in changing the building from a two-family house to a multiple dwelling (heretofore erected of frame construction) claims to have discovered for the first time that the store use was unlawful. Over the years since the term of the variance expired in 1927 and never was renewed the terms of the resolution have been completely disregarded; the store is now a complete grocery store with a large show window, many signs not only on the building but on the adjoining lot under the same ownership.

The use of the building for three families in a frame building is not only a greater use than formerly represented but is of itself a basically unsafe building without the additional store use. The extension of the business use is flagrant and not in harmony with the residential zoning of the street and area.

The Committee recommends that the application be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

TIMOTHY P. GUINEE
Deputy Chief,

EDWIN W. KLEINERT,
Commissioner.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and hereby is denied.

243-27-BZ

APPLICANT—Henry Nordheim, for James J. Gillhuly, owner.

SUBJECT—Application reopened March 23, 1948—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as a storage garage for more than five motor vehicles (previously denied by the Board) using more than the area permitted.

PREMISES AFFECTED—3127-3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48-55, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and J. J. Gillhuly.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (243-27-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises west side of Webster avenue, 275 ft. north of East 204th street, Borough of The Bronx, was denied by the Board on June 28, 1927; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building to be used as a storage garage for more than five (5) motor vehicles using more than the area permitted, affecting premises 3127 to 3143 Webster avenue, west side, 275 ft. north of East 204th street (Block 3353, Lots 48 to 55, inclusive), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 11, 1948, after due notice by publication in the Bulletin, and laid over to from time to time to June 29, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Webster avenue and East 204th street are in a business use, C area and Class 1¼ height district; the site is in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1948, re Amend. to N.B. Applie. 896-47, reads:

"1. Proposed storage garage for more than five motor vehicles in a Business district is contrary to Art. II, Sec. 4(a) of the Zoning Res.

2. Proposed garage for more than five motor vehicles in a residence district is contrary to Art. II, Sect. 3.

3. Proposed occupancy of more than 60% of the lot is contrary to Art. IV, Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 112.5 ft. in depth, presently vacant; that it is proposed to erect a building to cover entire plot, one story 15 ft. in height of Class 3 construction, to be used as a garage for more than five motor vehicles; and

WHEREAS, the applicant contends that if the garage would be permitted in the business portion, it would do no dam-

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age to the character of the residential portion of the lot or surrounding territory if extended into the residential district, for the level of the roof would still be about 8 feet below adjoining rear yards; that the level of adjoining rear yards being about 25 feet above the level of Webster avenue it will be necessary to design the building with its rear wall almost 8 feet thick to act as a retaining wall as well as building wall; this will be so whether the building is placed on rear lot line or 12 feet away from it to avoid encroaching on residence district territory; that there is an intensive retail store development along E. 204th street from Webster avenue running west presumably for the reason it is an 80 ft. wide lane without the disadvantage of elevated railroad, such as the case with Webster avenue; that retail business development has shied away from Webster avenue due largely to the existing inappropriate class of buildings; that the proposed type of building fits right into this type of development; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

594-29-BZ

APPLICANT—Paul Friedman, for Jean Frischling, owner (Murray Frischling, d/b/a Morey Motors, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to an existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station—reopened May 25, 1948).

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Murray Frischling.

For Opposition: Nicholas Lomangino and Erik Marcussen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (594-29-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, affecting premises 5812-5824 Bay parkway, northwest corner of 59th street, Borough of Brooklyn, was denied by the Board on June 9, 1931; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 21 and 7i of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles, affecting premises 5810 to 5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on May 25, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application

by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 59th street is in residence and business use, C area, Class 1 height districts; Bay parkway is in a business use, C area and Class 1 height district; the site is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1948, re Alt. Applic. 1620-48, reads:

"1. Proposed bldg. to be erected on premises located partly in a residence zone and partly in a business zone to be used for automobile repairing is contrary to Art. II, Sec. 4a(29) and Sec. 3 of the Zoning Res.

2. Percentage of occupied area of lot for proposed bld. is contrary to Art. IV, Sec. 13b of the Zoning Res.

3. Proposed bldg. to accommodate more than five cars on premises located in a business & residential zone is contrary to Art. II, Sec. 4a(15) and Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 140 ft. 13¼ in. front by 56 ft. 11 in. in depth (irregular) on which is located a building 46 ft. 11 in. front by 103 ft. 3 in. in depth (irregular), one story and mezzanine, 14 ft. 8 in. in height, of Class 3 construction, presently used as an automobile showroom, simonizing, greasing and car washing (not more than five cars) and dressing room; that there is a gasoline dispensing pump in front of building for private use only; that it is proposed to extend the existing building on Lot 42 to cover entire plot, one story, 14 ft. 8 in. in height, of Class 3 construction, to be used as an automobile showroom, motor vehicle repair shop for more than five motor vehicles; and

WHEREAS, the applicant contends that proposed construction will benefit the owner and tenant, a Chrysler and Plymouth automobile dealer, who is obliged to maintain adequate facilities for automobile servicing, repairing and supply of accessories and parts in addition to this showroom in conformity with the requirements of the major automobile distributor; that the proposed construction will permit the maintenance of such facilities under one roof and grant relief from the practical difficulty and unnecessary hardship of seeking to establish a repair shop elsewhere when there is available a vacant irregular gore between the existing building and a large cemetery; that the proposed construction of a building occupying entire area of the vacant lot will benefit the owners of property adjacent on 58th street because it will serve as a buffer between those residences and the depressing cemetery beyond; that the owners of adjacent property fronting on 59th street will not be adversely affected because their light and air from the direction of rear lot lines are largely obstructed by concrete block garages at the rear of their own premises and because the proposed walls abutting other property fronting on 58th and 59th streets will be unpierced by windows or doors so that there will be no possibility of emitting noise, dust, odors or fumes; and

WHEREAS, the existing building is subject to Certificate of Occupancy 73443 of 1934 as an automobile showroom permitting simonizing and washing of not more than five cars. This certificate of occupancy does not include a gasoline storage system with outside pump permitted by the Fire Department in 1925 as a "private filling station"; and

WHEREAS, the use zoning was changed from business to residence on April 10, 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c, 7e and 7i of the zoning resolution as to use and that the applicant had substantiated a basis of appeal to warrant the exercise of discretion to grant a variance

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under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i as to use and sections 7e and 21 as to extension of area, to permit the extension of the proposed use and building for minor repairing, as proposed and indicated on plans filed with this application, marked "Received May 14, 1948" (4 sheets), *on condition* that there shall be no entrance from the proposed building to Bay parkway, as shown; that the existing wall between the present building and the proposed building may be omitted as shown; that any windows erected on the westerly and northerly wall of the proposed extension shall be fixed fireproof glazed with wired glass; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building as a whole shall be used only as a sales agency for Chrysler and Plymouth cars as proposed; that the existing exterior pump on the front of the building facing Bay parkway shall be removed but may be installed inside the building, provided such pump is used for servicing only cars dealt in by the agency and no sign displayed on the exterior; that repairing of cars shall be restricted mainly to service of cars dealt in by the agency for minor repairs by hand tools only, except a small drill press ½ h.p. may be used; that all permits required shall be obtained and all work completed within one year from the date of this resolution.

370-41-BZ

APPLICANT—Lama and Proskauer, for Frederick A. Beck, Kathryn Gavin and Sophie Rigler, owners (Frederick A. Beck, lessee).

SUBJECT—Application reopened September 9, 1947—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (370-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 96, 94 and 1), Borough of Brooklyn, was granted by the Board on April 7, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on February 6, 1945 and April 22, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in a business use district, the installation of two gasoline storage tanks and two dispensing pumps on existing plot used for the parking and storage of more than five (5) motor vehicles, affecting premises

443-451 Myrtle avenue and 137-155 Waverly avenue, northeast corner (Block 1889, Lots 1, 94 and 96), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on September 9, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin, and laid over to June 29, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Myrtle avenue is in a business use, B area, Class 1½ height district; Waverly avenue is in residence and business use, B area, Class 1½ height districts; the site is in a business use B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated June 17, 1947 on Alt. Applic. 1969-47 reads:

"1. Proposed installation of gas tanks and pumps constitutes a gasoline selling station and as same is located within a business use district, it will violate Art. 2, Sect. 4a-46 of the Zoning Resolutions, and is also contrary to resolution of Bd. of Standards and Appeals, Cal. No. 370-41-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 177 ft. in depth, presently vacant except for an office 7 ft. 10 in. by 10 ft. 6 in., one story, 9 ft. in height, of Class 4 construction, used in conjunction with the parking and storage of more than five motor vehicles; that it is proposed to install two 550 gallon gasoline tanks and two dispensing pumps for the sale of gasoline to parking occupants only; and

WHEREAS, the applicant contends that it is not the intention of the lessee to create a gasoline service station; that no transit sales of gasoline could be possible as there is just one curb cut of 12 ft. in width entering the premises; that no advertising or display of gasoline signs is requested; that it is merely an accommodation which is urgently needed for the occupants who quite frequently find themselves without gasoline; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application to add a gasoline service station to the parking lot should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

911-47-BZ

APPLICANT—Lama and Proskauer, for Frank Homelsky, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading.

PREMISES AFFECTED—474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

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THE RESOLUTION (911-47-BZ)

WHEREAS, Lama and Proskauer, for Frank Homelsky, owner, filed October 15, 1947, an application under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from garage for more than five (5) motor vehicles to garage for five (5) trucks, storage of plumbing supplies, plumbing and heating shop, and cutting and pipe threading, affecting premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Liberty avenue is in a business use, C area and Class 1 height district; Hemlock street is in residence and business use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1947, re Alt. Applic. 3540-47, reads:

"1. Changing occupancy from garage for more than five motor vehicles to five truck garage, storage of plumbing supplies, plumbing and heating shop, cutting and pipe threading in a residential zone is contrary to Sec. 3, Art. II of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a building covering entire lot, one story, 15 ft. in height, of Class 3 construction; used as a garage for more than five motor vehicles; that it is proposed to discontinue the use of a public garage and to use the building for a garage for five motor trucks, storage of plumbing supplies, plumbing and heating shop, including cutting and pipe threading; that it is also proposed to install glass blocks in 4 openings on the southerly lot line, the 3 windows on the westerly lot line to be bricked up; that it is further proposed to install a new office, water and stationery closets; and

WHEREAS, the applicant contends that this structure was constructed under N.B. 791-16 and for which C.O. 3236-17 was issued; that in the immediate affected area Block 4216, Lot 21 is used as a lumber storage yard, Block 4198, Lot 1 is a gas station, Block 4200, Lot 9 is a junk shop; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of use as proposed to include plumbing supplies and a plumbing and heating shop with cutting and pipe threading in addition to the garage use *on condition* that the garage use shall be solely for the motor vehicles engaged in the plumbing business of the owner; that the building shall not be increased in height or area; that the existing signs advertising the gasoline stored on the premises shall be removed; that all existing signs shall be removed and any sign erected shall be restricted to a neat sign attached to the facade of the building not exceeding 25 sq. ft. in area; that the existing curbs and curb cuts shall be restored to the satisfaction of the borough superintendent; that the entrance to the cellar shall comply with the requirements of the code therefor; that no additional windows shall be erected in the rear and exterior walls; that all existing windows shall be blocked up with approved masonry or approved glass blocks as proposed and as approved for use in exterior walls where indicated on plans filed with this application marked "Received October 15, 1947," four sheets; that in all other respects the building and occupancy shall comply with all

laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1055-47-BZ

APPLICANT—Lama and Proskauer, for Antonio Idones, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1055-47-BZ)

WHEREAS, Lama and Proskauer for Antonio Idones, owner, filed December 11, 1947, an application under sections 7i and 21 of the zoning resolution, to permit in a business use district the change of occupancy and the extension to existing store and brake testing station to brake service, wheel alignment, motor vehicle repair shop using more than the area permitted, affecting premises 2201 Bedford avenue, east side, 71 ft. 9½ in. south of Church avenue (Block 5104, Lot 10) Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bedford avenue, Church avenue and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1947, re Alt. Applic. 4269-47, reads:

"1. The proposed extension and change of use from store and brake testing station, to brake service, wheel alignment, minor repairs with hand tools only in a business district is contrary to Art. II, Sect. 4a, subd. 29 of zone resolution.

2. Area of extension will exceed permissible area under Sect. 13-6, Art. IV of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40.04 ft. front by 76 ft. 2 in. in depth, irregular, on which is located a building 40.04 ft. by 59 ft. 4 in. one story in height, presently used for brake service; that at the rear there is a one story building, 10 ft. by 18 ft. presently used for storage; that it is proposed to demolish the metal structure and extend the existing building at the rear 15 ft. 2 in. to cover the entire plot, to be used as office, brake service, motor vehicle repair shop and wheel alignment; and

WHEREAS, the applicant contends that the allowable building area is 60% of the area, the unbuilt upon portion is 363.6 sq. ft. proposed additional area is 606.40 sq. ft., the building will be 242.80 sq. ft. in excess of the available area; that immediately adjoining the site to the north, Block 5104, Lot 12 is improved with a gasoline service station; that this use was established prior to the amendment of the zone resolution prohibiting gasoline stations

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in a business zone; that lot 15 was originally constructed as a garage and repair shop and permission of the Board of Standards and Appeals under Cal. 1030-46-BZ, permit was granted to extend the building and changing the use to automobile showroom and servicing; that Lot 15, Block 5104, is a one story public garage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion under section 7, subdivision i, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7i and 21 thereof, to permit the existing building to be extended as proposed and as indicated on plans filed with this application marked "Received December 11, 1947," four sheets, *on condition* that the existing metal building now located at the rear shall be removed and the building extended as proposed and as shown; that no windows shall be erected in the new rear or side lot line walls; that there shall be no opening between this building and the adjoining uses to the north or east; that two skylights may be erected in the roof as indicated; that the use within the building may be for minor repairs with hand tools only in addition to the existing brake testing as permitted under C.O. 63582-31; that no additional signs shall be erected; that no signs shall be permitted to be displayed on the sidewalk or extending for more than 1 ft. beyond the building line when attached to the building; that the sidewalk and curbing and curb cut not exceeding 23 ft. in width shall be repaired to the satisfaction of the Borough President; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

1057-47-BZ

APPLICANT—Lama and Proskauer, for May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (1057-47-BZ)

WHEREAS, Lama and Proskauer, for May L. Linder, Harold Linder and Dorothy L. Silberberg, owners, filed December 11, 1947, an application under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto laundry, office and motor vehicle repair shop, affecting premises

755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notices by publication in the Bulletin; and laid over to June 29, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Pennsylvania avenue is in residence and business use, D area, Class 1½ height districts; Linden boulevard is in a residence use, D area, Class 1½ height district and the site is in residence and business use, D area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1947, re N.B. Applic. 1604-47, reads:

"1. Proposed building and use of premises for gasoline service station, lubritorium, minor repairs, office and high speed auto laundry on lot located partly in a business zone and partly in a residence zone is contrary to Article II, Section 3 of the Zoning Resolution and is also contrary to Section 4a (46) and 4a (29) of Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 95 ft. front by 155 ft. in depth, presently vacant; that it is proposed to erect a building 60 ft. front by 120 ft. in depth, one story, 14 ft. in height of Class 3 construction, to be used as lubritorium, high speed auto laundry, motor vehicle repair shop and office in conjunction with proposed gasoline service station; and

WHEREAS, the applicant contends that it is proposed to landscape the site to the north for a distance of 10 ft. by constructing on the lot line a brick rail 3 ft. high and concrete curbing 6 in. x 6 in. and planting as a protection for the property located at the northerly end of the site; that in Block 4322, Lot 24 is a gasoline station, occupying an area of 100 ft. x 190 ft., which was constructed when the zone was undetermined; that in Block 4346, Lots 4 and 6 are improved with a stable; Lot 1, Block 4347 is presently vacant, but a permit for any non-conforming uses including a gasoline station was granted by the Court of Appeals; that Lot 17, Block 4346 is improved with a 2-story brick factory; that the present owners have offered the site for sale since the change of zone, but have been unsuccessful in obtaining a buyer for the site; that the firm of M. C. O'Brien Real Estate Operators have advertised and circularized all of their clients for the purpose of disposing of this property but have been unsuccessful; and

WHEREAS, the premises and surrounding area were inspected by the Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7e, 7f and 7i of the zoning resolution; and

WHEREAS, no objection was filed as to openings on Linden Boulevard under section 7A and no request for variance thereof was made.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e, 7f and 7i thereof, to permit the premises to be occupied for a gasoline service station, substantially as proposed, including a high speed laundry, as indicated on plans, marked "Received December 11, 1947" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that complete working drawings shall be submitted for further consideration by the Board prior to filing of plans with the borough superintendent; that such plans shall be filed within six months from the date of this resolution.

1058-47-BZ

APPLICANT—Lama and Proskauer, for Bernedetta Clad-crone, owner (Anthony Butera, lessee).

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SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the area permitted, to be used as auto-body and fender repairs, painting, spraying, welding and office; with signs beyond the permitted distance to an arterial highway.

PREMISES AFFECTED—670-672 South Conduit avenue (Sunrise Highway) and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue (Block 4241, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1058-47-BZ)

WHEREAS, Lama and Proskauer, for Bernedetta Claderone, owner, filed December 11, 1947, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building using more than the area permitted, to be used as auto body and fender repairs, painting, spraying, welding and office, with signs beyond the permitted distance to an arterial highway, affecting premises 670-672 South Conduit avenue (Sunrise Highway), and 595-607 Grant avenue, southeast corner and 1185-1187 Belmont avenue, (Block 4241, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that South Conduit avenue, Grant avenue, Belmont avenue and site are all in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1947, re N.B. Applic. 1606-47, reads:

"1. Body & fender work, painting & spraying, office & welding in a Residence use district, is contrary to Art. II, Sec. 3 of Zoning Resolution.

2. Area of Bldg. exceeds permissible for 'D' zone, contrary to Art. IV, sect. 14-C. Zone Resolution.

3. Proposed sign within 200' of an Arterial Highway is contrary to sect. 21-B of Art. 5 of Zone Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 47 ft., 8¾ in. front by 103 ft., 2½ in. in depth, presently vacant; that it is proposed to erect a building covering the entire plot, one story 14 feet in height, of Class 3 construction, to be used as an auto body and fender repairs, painting, spraying, welding and office; and

WHEREAS, the applicant contends that in Block 4241, Lot 14 is a 1-story frame dwelling, shed and a brick garage which is being used for automobile repairs; that South Conduit avenue is a heavily traveled thoroughfare and improving this site with a conforming use is wholly impractical; that streets are not paved and there is no definite date set by the Bureau of Highways for paving and improvements; that the proposed use will not affect anyone in the area; the granting of this application will be beneficial as it will bring added life to this community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance

under section 7, subdivision e and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

183-48-BZ

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection of more than one building on a lot, under section 7c of the zoning resolution to permit the extension of a business building (stores, bank and theatre) from a retail use district into a residence use district under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station and under section 7e of the zoning resolution to permit the parking of more than five motor vehicles in a retail and residence use district.

PREMISES AFFECTED—West side of Union Turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross and L. Berger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (183-48-BZ)

WHEREAS, Alfred Gross for Union Land Corporation, owner, filed an application pursuant to Sections 21, 7c, 7e and 7h of the zoning resolution, to permit the extension of a proposed business building from retail into residence use district, to permit the erection of buildings in a D area district in excess of the area permitted for such district, to permit the erection and maintenance of a gasoline selling station in a residence use district and to permit the parking of motor vehicles extending from retail into a residence use district, affecting premises West side of Union turnpike between 255th and 260th streets (Block 8512, Lots 55 to 115, inclusive and Block 8513, Lot 1), Bellerose, Borough of Queens.

WHEREAS, the decision of the borough superintendent, dated June 8, 1948, on N.B. App. 588-48, reads:

"2. Proposed bus. bldgs. in Residence district is contrary to Art. 2, section 3 Zone Res.

3. Area of proposed bldg. exceeds that permitted for D area district, contrary to Art. 4, Section 14 Zone Res.

4. Gasoline selling sta. in a Residence district is contrary to Art. 2, Sect. 3 Zone Res.

5. Parking of cars in a residence district is contrary to Art 2, Sect. 3 Zone Res.

Not further considered."

and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, April 20, 1948, after due notice by publication in the Bulletin of the Board and by the posting of notices on the premises as directed by the Board; and

WHEREAS, on April 20, 1948, public hearing on this application was closed and the matter was laid over for further consideration by the Board after the applicant filed addi-

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tional plans; and this case was then set for June 29, 1948; and

WHEREAS, the applicant states the plot is 1200 ft. front by 400 ft. in depth, upon which it is proposed to erect Building Unit A 300 ft. front by 150 ft. deep, one story, 17 ft. in height; Bldg. Unit B 370 ft. front by 170 ft. deep, one story and two stories 30 ft. in height and Bldg. Unit C 300 ft. front by 150 ft. deep, one story 17 ft. in height; these three units to be used and occupied as store buildings, and to erect and maintain a gasoline service station building 110 ft. front by 30 ft. in depth, one story 12 ft. in height; and

WHEREAS, the applicant now requests that the Board consider permitting the construction of the proposed buildings extending from a retail into a residence use district under section 7c of the zoning resolution and permitting the construction of the proposed business buildings in excess of the area permitted in the D area district, as these buildings while technically in excess of the permitted area due to the existing mapped street lines are not in excess of the plot when considered as a whole as it will be upon final certification of the map by the Secretary of the Board of Estimate, which map was approved by the Planning Commission and the Board of Estimate on June 17, 1948; that a variance is only necessary on the question of area of coverage as the certification by the Secretary of the Board of Estimate, of the adopted map will take several months to reach the Planning Commission and the Borough President's Office and to permit recalculation of the area of coverage and as time is the essence of this application, it is requested the variance be granted to permit construction to proceed in order that the necessary retail facilities may be available for the occupants of the dwellings now being erected adjacent thereto; that the Board is requested to permit the gasoline station under section 7c of the zoning resolution, as this station is arranged and designed for accommodation of the occupants of the residential development and will be so located as not to be detrimental or depreciating any of the adjoining properties; that the Board is requested to permit parking extending from the retail to the residence district under section 7c or to permit the parking in a residence district under section 7c; that this parking is necessary as an adjunct to the retail shopping center proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7e of the zoning resolution as to use and that the applicant had substantiated a basis of appeal to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to the proposed extension of business use into the residence use district and under section 7e, to permit the proposed gasoline service station in the residence use district for a term of fifteen (15) years and under section 7c for the proposed extension of the parking use into the residence district and under section 21 as a temporary variance as to extension of area pending the approval of the new street layout by the Board of Estimate, *on condition* that the buildings and parking areas and gasoline service station shall be arranged substantially as indicated on revised plans, marked "Received June 18, 1948" (9 sheets); that all of the uses in the proposed business buildings facing Union turnpike shall comply with the requirements of the zoning resolution for a retail use district; that the spaces between the groups of stores as indicated on such plans shall be maintained with a width of 50 feet as shown; that the parking area shall be maintained as proposed and as indicated; that proper aisles shall be maintained at all times for easy entrance and egress; that no signs shall be erected in connection with the parking area except such signs as may

be required by the commissioner of licenses and as may be necessary for directional purposes; that the arrangement of the gasoline station shall be substantially as indicated, except that the cellar shall be omitted and any heating equipment shall be on the grade floor enterable only from the exterior and separated from the balance of the building by fireproof construction; that complete working drawings showing all uses proposed and the gasoline station and planting shall be submitted to the Board for further consideration before plans are filed with the department of housing and buildings; as to the parking area, that any lights for general illumination shall be on metallic standards with low-voltage lamps with metal reflectors so arranged as to reflect away from the residential occupancies; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 184-48-A.

239-48-BZ

APPLICANT—Siegel and Green, for Tupton Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district, into a residence use district, and using more than the area permitted in the residence use, B area district portion of the lot.

PREMISES AFFECTED—1105-1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (239-48-BZ)

WHEREAS, Siegel and Green, for Tupton Associates, owner, filed March 18, 1948, an application under sections 7c and 21 of the zoning resolution, to permit the erection and maintenance of a business building (stores) extending from a business use district into a residence use district and using more than the area permitted in the residence use, B area district portion of the lot, affecting premises 1105 to 1109 3rd avenue and 200-204 East 65th street, southeast corner (Block 1419, Lot 45), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin, and laid over, from time to time, to June 29, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that 3rd avenue is in a business use, B area and Class 1½ height district; East 65th street and the site are in residence and business use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated March 16, 1948 re N.B. Applic. 45-48, reads:

"1. Proposed commercial structure extending from a business use district into a residence use district is contrary to Art. II, Sec. 3 Z.R.

2. Proposed coverage in the residence use district area 'B' is contrary to Sec. 12b Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. 5 in. front by 130 ft. in depth (irregular),

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presently vacant; that it is proposed to erect a building covering the entire plot, one story 14 ft. in height of Class 3 construction to be used as retail stores; and

WHEREAS, the applicant contends that this plot is in a single ownership and was held by the owner for development as a store food market, requiring large store areas as proposed; that negotiations have been recently completed with such a chain store and the lease is subject to obtaining permission for the use of this entire plot; that the recent change in zoning makes this application necessary, as under the previous zoning the building could have been erected as proposed as a matter of right; that the Board has a specific discretionary power under Section 7c to make adjustments in cases of this kind under such conditions as will safeguard the character of the more restricted district; that immediately adjoining the residential portion of subject plot on East 65th street, extending through to East 64th street there now exists a garage which surrounds this site on the east and south sides; that there are numerous other commercial uses on this street front and the proposed business use can in no way adversely affect the character of this block or the general neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7c of the zoning resolution and that the applicant failed to substantiate a basis of appeal to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

372-48-BZ

APPLICANT—Harry M. Prince, for Home Front Automotive Service Co., owner (Bismac Corporation, owner at time of filing); (Bishop, McCormick and Bishop, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince.

For Opposition: Celia Kandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (372-48-BZ)

WHEREAS, Harry M. Prince, for Bismac Corporation, owner, (Bishop, McCormick & Bishop, lessee), filed April 19, 1948, an application under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five (5) motor vehicles, for a period of fifteen (15) years, affecting premises 1146-1158 East New York avenue, and 3 to 11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

meeting, June 2, 1948, after due notice by publication in the Bulletin, and laid over to June 29, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 98th street, East New York avenue and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 17, 1948 on Alt. Applic. 731-48 reads:

"1. Proposed change of occupancy from storage to storage garage for more than 5 cars within a business use district is contrary to Art. 2, Sect. 4a-15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108 ft. 6 in. frontage by 178 ft. 7½ in. in depth, irregular, on which is located a building covering the entire plot, 4 stories, 51 ft. 7 in. in height, of Class 1 construction, formerly used as a storage warehouse; that it is proposed to use the existing building as a showroom, sales and storage in connection with their business as Dodge Motor Company representatives; that it is proposed to use the upper floors as a public garage; and

WHEREAS, the applicant contends that on or about March 1948 the Bismac Corporation, a subsidiary of the lessee, purchased this property for their own use as a show room, sales and storage in connection with their business as sales representatives and distributors of Dodge Motor Company's motor passenger cars and unloaded trucks, and for the storage and sales of parts therefor, due to their expanding and unprecedented business; that as there is available more space in the building than is needed for their own use, the new owners propose to use the upper floors as a public garage, and in the event of a sale of the building due to conditions or emergencies beyond their control causing the cessation of the manufacture and sale of passenger automobiles, to convert the entire building to public garage use; that there are garages located on Lots 15 and 23 in Block 4600, Lots 25 and 31 in Block 4616, Lot 1 in Block 1399 and Lots 32 and 47 in Block 3531 and a gasoline service station on Lot 1 in Block 3530; and

WHEREAS, the applicant has withdrawn that portion of his application which proposed to use the upper portion of the building not occupied by the sales agency as a public garage and now proposes to discontinue the storage warehouse use and occupy the entire building as a sales agency and storage of cars dealt in by the agency; and

WHEREAS, the applicant has filed a new decision of the borough superintendent under Alt. Applic. 731, dated June 21, 1948, as to proposed use as repair shop in connection with the service station; and

WHEREAS, the applicant has filed new application forms signed by the present owner of record, the Home Front Automotive Service Co. who have taken title to the premises since the application was originally filed, which company is represented to be controlled by Bishop, McCormick & Bishop, who are to be the tenants of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted for a term of fifteen years*, under section 7 subdivisions f and i. to permit the building to be occupied substantially as proposed as a sales agency for Bishop, McCormick & Bishop, as representatives of the Dodge Motor Company, and as shown on plans filed marked "Received April 19, 1948, 7 sheets"; "May 7, 1948, 7 sheets" and "June 22, 1948, 1 sheet" (revised plan of cellar), as a showroom for motor vehicles dealt in by the agency, as a service station and for repairing in the cellar, and for storing throughout the upper stories of

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cars dealt in by the agency, *on condition* that the storage warehouse use shall be entirely removed, including any existing signs relating thereto; that the building shall not be increased in height or area; that repairing shall be restricted to the usual servicing as carried on by such a sales agency, with wheel alignment, brake-testing, greasing, washing, paint spraying, and with other repairing with hand tools only, except for small motor-driven tools, all located in the cellar as proposed on revised cellar plan marked "Received June 22, 1948"; that curb cuts shall not exceed those now lawfully permitted to East New York Avenue and to East 98th street but may include a new curb cut opposite proposed elevator when constructed; that a gasoline storage system may be installed as proposed, to be located within the building on the ground floor, as shown, with not more than one (1) 550-gallon gasoline storage tank and one pump; that such gasoline system shall be for supplying cars dealt in by the agency and not for sale of gasoline to passing motor vehicles; that no sign advertising gasoline shall be displayed; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that a garage permit shall be obtained as may be necessary to comply with the Code requirements for storage of motor vehicles having gasoline in their tanks, but no permit shall be issued for a garage for public storage or public servicing of motor vehicles; that all permits shall be obtained and all work completed within six (6) months of the date of this resolution.

403-48-BZ

APPLICANT—William I. Hohausser, for Myer 1890 Bottling Co., Inc. owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C and D area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Belfer, J. V. McKee, Gilbert Lazerus and Samuel Myer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (403-48-BZ)

WHEREAS, William I. Hohausser, for Myer 1890 Bottling Co. Inc., owner, filed May 4, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard, affecting premises 26-30 Baruch place, east side, 75 feet north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin, and laid over to June 22, 1948, then to June 29, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Broome street is in residence and retail use, D area, Class 1 height districts; Baruch place and the site are in residence and business use, C and D area and Class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1948, re N.B. Applic. 233-47, reads:

"1. Proposed Business Use of storage and garage for more than 5 trucks located partially within a Residence District and partially within a Business District contrary to Art. II, Sec. 3, Zoning Resolution.

2. Proposed construction partially within a Res. 'D' district and partially within a Business 'C' District contrary to Art. IV, Sec. 13 and Sec. 14, Zoning Resolution, in that same exceeds allowable percentage of lot to be covered.

3. Proposed construction abutting a Res. District requires a rear yard, and as shown is contrary to Art. IV, Sec. 17a, of Zoning Resolution."

and

WHEREAS, the applicant contends that the affected property is bounded on the north by a 4-story building used by the Dept. of Sanitation, on the south by vacant property and a 6-story multiple dwelling containing stores on the ground floor, and on the east by a one-story manufacturing building and a 1-story storage building, both owned by the owner of premises involved herein and both devoted to his soda water bottling business; that the northerly 25 feet of the site is covered by an abandoned and boarded-up tenement; that the area in question is one of the oldest in Manhattan and its character was fixed long before the change in zoning; that practically all the multiple dwellings in the area now zoned for residential purposes were constructed prior to the change in the zoning resolution and are partially devoted to business uses, having stores on the ground floor; that in addition there are numerous garages, factories, auto shops and loft buildings surrounding the subject site; that the portion of the plot in the residence district is in effect an unnatural island in a block which is otherwise of a business character; that the existing division of the plot in question of 50 ft. in business and 25 ft. in residence has no logical justification and prejudices the affected property by lessening its value for either residential or business purposes and by preventing its application to its highest utility and greatest economic use; that the building immediately to the rear of subject plot is also a storage building owned by the same owner as subject plot and used for same purpose as that proposed for proposed building; that the building to the rear is also partially in business and residence districts; that the owner, however, does not have sufficient storage space in the building to the rear and if the proposed application is granted, the net effect will give him what amounts to one storage building running through from Baruch place to Mangin street; that the proposed structure will be erected under such conditions as will safeguard the character of the residential area; that the front will be made of face brick and ornamented in good taste and in conformity with the highest standards of dignity; and

WHEREAS, the applicant amended his application from section 7c to section 7f of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal to warrant exercise of discretion to grant variance under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f thereof as to use for a term of fifteen (15) years and under section 21 for extension of area to permit the building to be erected as proposed and as indicated on plans filed with this application, marked "Received May 4, 1948" (3 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable there-

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to; that the occupancy of the building shall be as proposed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

435-48-BZ

APPLICANT—Samuel Rosenblum, for 127 West 49th Street Corp., Estates of Emanuel Arnstein and George Backer, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution to permit in a retail-1 use district, the reconstruction of existing garage and stores on West 49th to be used for the storage of more than five motor vehicles on the first floor and open air parking on roof, also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps.

PREMISES AFFECTED—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Benjamin Brodie and Sarah E. Rosan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (435-48-BZ)

WHEREAS, Samuel Rosenblum, for 127 West 49th St. Corp., Estate of Emanuel I. Arnstein (Myra A. Blum, Administratrix and Estate of George Backer, trustee), owners, filed May 5, 1948, an application under sections 7c and 7f of the zoning resolution, to permit in a retail-1 use district, the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five (5) motor vehicles and stores, on West 50th street, both to be connected by ramps, affecting premises 127-133 West 49th street, north side, 362 ft. east of 7 avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 50th street and 7th avenue are in retail and retail-1 use, B area and Class 2 height districts; West 49th street and the site are in a retail-1 use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1948, re Amend. to N.B. Applic. 26-48, reads:

"3. Parking or storage for more than 5 motor vehicles on 1 or more lots under same management is not permitted in a Retail-1 use district. Article II, para. 4E, 4(a) (15)."

and

WHEREAS, the applicant states that the premises consist of a plot 88 ft. front by 100 ft. 5 in. in depth on West 49th Street and 125 ft. front by 100 ft. 5 in. in depth on West 50th street; that it is proposed to completely demolish all buildings on the West 49th Street front and replace

with a new fireproof structure for the parking and storage of more than five motor vehicles on grade floor and also on the roof to be reached by ramps; that a portion of westerly side at the front is to have four modern stores, separated by an 8 in. masonry wall from remainder of the garage; that it is further proposed to connect the proposed garage with existing garage on West 50th street by a ramp, entrance to which will be from the 49th St. side and which will lead directly to the 2nd story of West 50th Street garage; and

WHEREAS, the applicant contends that there is an elevator in the West 50th street section which will be used to take cars to the third floor when necessary; that there will be another opening towards the westerly end at the 2nd story of the West 50th Street section, so that cars can proceed direct to the roof of the West 49th Street section with another ramp for exit purposes from the roof; that the structures will comply in all respects with the construction requirements of the Building Code and the rules and regulations of the Board; that the properties are situated in a section where the proposed facilities will help to relieve traffic conditions; that it will be the means of removing some old structures which have outlived their usefulness; that the uses proposed are practically a continuation of existing garage uses now permitted on these two plots, the proposed work being merely an improvement on the existing conditions; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 7f thereof, for a term of fifteen (15) years, to permit the premises to be altered, reconstructed and occupied as proposed and as indicated on plans filed with this application marked "Received May 5, 1948," four sheets, and marked "Received June 8, 1948," one sheet, showing present conditions, *on condition* that the building shall not be extended in height or area; that the existing door from the building at 128-134 West 50th street to the adjoining lot 45 shall be blocked up as proposed; that the existing use as formerly permitted by the Commissioner of Buildings extending the garage use to lot 45 and lot 20 shall be discontinued and the use on these lots shall be a conforming use only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 502-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

451-48-BZ

APPLICANT—Howard H. Snyder, for 906 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from meeting room (church) to storage.

PREMISES AFFECTED—305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28-32), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder and Mrs. L. A. Morse.

For Opposition: J. L. Diamond, J. J. Marris, David Krause, Anna M. Perry and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings

MINUTES

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (451-48-BZ)

WHEREAS, Howard H. Snyder for 906 Corporation, owner, filed May 18, 1948 an application under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from meeting room (church) to storage, affecting premises 305-313 West 18th street, north side, 100 ft. west of 8th avenue (Block 742, Lots 28 and 32), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 8th avenue is in a retail use B area Class 1½ height district; West 18th street is in residence and retail use B area Class 1½ height districts; that the site is in a residence use B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1948 on Alt. Applic. 693-48, reads:

"1. Proposal to change the use from meeting room to storage in a bldg. located in a Residence Use District is contrary to Sec. 3 Article II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. frontage by 114 ft. in depth, on which is located a building 65 ft. front by 92 ft. in depth, two stories, 60 ft. in height, of Class 3 construction, presently vacant, formerly used as a church; that it is proposed to reinforce the first floor of the auditorium and use it and the cellar for storage purposes and to use the former parsonage for the office in connection with proposed storage of furniture; and

WHEREAS, the applicant contends that the premises were occupied as a church and parsonage since before 1883 and was sold to the present owners in 1945; that it is on the edge of a residence district and adjoins a 100 ft. corner of a retail district property; that it is not now possible to use the property for the purposes for which it was constructed and vacant property becomes an eyesore to the neighborhood; that it is therefore proposed to make use of the property temporarily by reinforcing the first floor of the auditorium and using it and the cellar or basement for storage purposes and the former parsonage for office purposes in connection with the proposed storage use; that such a temporary occupancy should not affect the neighborhood adversely until such a time as the property can be improved; and

WHEREAS, this application also includes the proposed use of former rectory for business uses although not included in the decision of the borough superintendent; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7c and 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated April 20, 1948 on Alt. Applic. 693-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

476-48-BZ

APPLICANT—Ludwig P. Bono, for Augusta Goodkin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing use district, the change in occupancy from junk shop, stable and storage to carpet cleaning and storage.

PREMISES AFFECTED—227 East 148th street, north side, 292.83 ft. east of Park avenue (Block 2337, Lots 52 and 53), Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, N. Goodkin and B. N. Bishop.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (476-48-BZ)

WHEREAS, Ludwig P. Bono, for Augusta Goodkin, owner, filed May 21, 1948, an application under section 7e of the zoning resolution, to permit in a manufacturing use district, the change in occupancy from junk shop, stable and storage to carpet cleaning and storage, affecting premises 227 East 148th street, north side, 292.83 ft. east of Park avenue, (Block 2337, Lots 52 and 53), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in manufacturing and unrestricted use, A area, Class 1½ height districts; East 148th street and the site are in a manufacturing use, A area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1948, re Alt. Applic. 384-48, reads:

"1. The proposed Carpet Cleaning Establishment in a Manufacturing District is contrary to Article 2, Section 4-F and Section 4 (a7) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 106.5 ft. in depth, on which is located a two story frame building with a one-story Class 3 extension; that the building is 26 ft. front by 101 ft. in depth on 1st floor and 50 ft. in depth on 2nd floor, one and two stories, 14 ft. 3 in. and 22 ft. 8 in. in height, presently used as a junk shop, stable, storage and office; that it is proposed to shore the existing first floor and roof construction; remove the front and side frame walls of frame portion of building and replace with brick and cinder block walls matching rear extension and make the building Class 3 construction; that the front elevation will be completely changed with new brick wall, show window, door and second floor windows; that the new building will be used as a carpet cleaning establishment and storage of rugs and

WHEREAS, the applicant contends that in this type of carpet cleaning, no chemicals of any kind will be used and the modern devices used in beating rugs will eliminate dust spreading of any kind; that the rug upon being brought to premises goes through an enclosed beater, which is guaranteed for 98% dustproof efficiency; the dust from the rug is absorbed by suction into filter bags and air coming from this vacuum type machine is completely clean; that the rugs are then washed with soap and water and dried by steam heat in the boiler room at which point the cleaning operation is ended; that every phase of the cleaning operation is contained within the building; that the character of the neighborhood consists of numerous frame buildings and factories (which are gradually absorbing the few remaining dwellings); that there are several nonconforming uses in same block (2337) as for example a Chevrolet garage and service at lot 1; junk storage on lot 54; several story garage on lot 26, auto repair shop with body works on lot 24, Sunoco gas station on lot 20, poultry slaughtering on lot 32 and another Esso gas station on lot 6; in other blocks there are other types of non-conforming uses such as manufacturing of printing ink, stockyards, stables, etc. which make this whole section retain its original unrestricted appearance; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit the premises to be reconstructed and occupied as proposed and as indicated on plans filed with this application marked "Received May 21, 1948," three sheets, *on condition* that no use shall be made of lot 52 now vacant except as an access to the cellar of the building on lot 53; that the carpet and rug cleaning process shall be a wet process only; that the sludge shall be removed from time to time from the building and not be permitted to enter the sewer; that the building shall not be increased in height or area; that no use shall be made of the roof of the building; that all the operations shall be entirely within the building itself; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

373-48-A

APPLICANT—Harry M. Prince, for Bismac Corporation, owner, (Bishop, McCormick & Bishop, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Prince.

For Opposition: Celia Kandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and E. Hoffman, Dep't of Parks.

ACTION OF BOARD—Appeal withdrawn at request of applicant, to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

184-48-A

APPLICANT—Alfred Gross, for Union Land Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—West side of Union turnpike, from 255th street to 260th street (Block 8512, Lots 55-115 and Block 8513, Lot 1), Bellerose, Borough of Queens (under section 35, General City Law re bed of mapped streets—257th, 258th and 259th streets).

APPEARANCES—

For Applicant: Alfred Gross and L. Berger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (184-48-A)

WHEREAS, Alfred Gross, for Union Land Corporation, filed March 4, 1948, an application pursuant to Section 35 of the General City Law to permit the erection of build-

ings in the bed of mapped streets—255th, 256th, 257th, 258th, 259th, 261st and 262nd streets, 70th, 74th, Underhill, Shiloh, 76th and Langston avenues, northwest corner of Union turnpike and 260th street (Block 8534, Lot 1; Block 8535, Lots 1 and 24; Block 8517, part of Lot 1; Block 8518, part of Lot 1 and Block 8536, Lots 1, 3, 5, 38, 51, 52 and 53); southeast corner of 75th avenue and Union turnpike (Block 8512, Lots 55-115 and Block 8513, Lot 1); northwest corner of Union turnpike and 254th street (Blocks 8510 and 8511, all Lots except 25, 27, 50, 70 and 81); southeast corner of Little Neck parkway and 74th avenue (Block 8510, Lot 50; Block 8511, Lots 70-81 and Block 8512, Lots 85, 87 and 88); northeast corner of Little Neck parkway and 74th avenue (Block 8489, Lot 316) northwest corner of Little Neck parkway and 73rd road; (Block 8489, Lot 400); southwest corner of Langston avenue and 263rd street (Block 8489, Lot 400; northeast corner of Little Neck parkway and 260th street (Block 8489, Lot 400); northwest corner of 74th avenue and 263rd street (Block 8489, Lot 316); northeast corner of Langston avenue and 263rd street (Block 8489, Lot 400); and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1948, on N.B. Applic. 588-48, reads:

"Proposed bldgs. in bed of a mapped street is contrary to Art. 3 Section 35 General City Law."

and

WHEREAS, the Official Final Map showing the revised street lines has been adopted by the Planning Commission and the Board of Estimate on June 17, 1948, but will not be certified by the Secretary of the Board of Estimate for several months, which certification is necessary for the examination of new street plans by the Borough Superintendent; that a variance is requested under Section 35 of the General City Law so as to permit construction to proceed pending certification of the Final Map by the Secretary of the Board of Estimate; and

WHEREAS, the applicant states that the premises consist of vacant land fronting approximately 1200 ft. on Union turnpike with a depth of 3500 ft. therefrom, upon which it is proposed to erect a 1- and 2-story business building for stores, bank, department store, supermarket and theatre, a one-story gasoline service station and to maintain an area for parking of motor vehicles as indicated on plans filed with this application; and

WHEREAS, the applicant contends that an alteration map has been prepared by the borough president so that the official street layout will be made to conform with that indicated on plans filed with this appeal; that Alt. Map 3217 was prepared by the borough superintendent and referred to the Board of Estimate, thence to the City Planning Commission where it was approved March 3, 1948; that all city departments concerned with this development have been consulted and advised as to the plan in its entirety; that plot plans indicating the proposed location of buildings have been forwarded to the Borough President, the Planning Commission and the Sewer Department, Bureau of Highways; that commitments for mortgage insurance have been received from the Federal Housing Administration.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 588-48, dated June 8, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the buildings as proposed to be erected within the bed of mapped streets, *on condition* that the streets shall be removed from the Final Map of the new street layout as recommended by the City Planning Commission and approved by the Board of Estimate under date of June 17, 1948 and pending certification of such action by the Secretary of the Board of Estimate, *on condition* that the work shall be carried out as permitted by the Board under resolution adopted this day under Cal. 183-48-BZ; and that the yards and courts of the development based on the new street layout shall comply with all the requirements therefor.

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351-48-A

APPLICANT—Jacob Ruppert, owner.

SUBJECT—Appeal from a decision of the fire commissioner,

PREMISES AFFECTED—206-210 East 92nd street, south side, 100 ft. east of 3rd avenue and 1639 3rd avenue (cellar-building C-Stockhouse); (Block 1537, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: John Gordon Morrow.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (351-48-A)

WHEREAS, Jacob Ruppert, owner, filed April 14, 1948 an appeal from a decision of the fire commissioner, affecting premises 206-210 East 92nd street, south side, 100 ft. east of Third avenue and 1639 Third avenue (Block 1537, Lot 1), (Stockhouse C), cellar, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated March 16, 1948 referring to Order 57416-LC, reads:

"With reference to your application for a permit for the use of a DeMarkus Apparatus for the liquification of fermentation (CO₂) gas, two liquid (CO₂) storage tanks and evaporators to return the liquid (CO₂) back to a gaseous state at the premises 1639 Third Ave. Building C, we regret to advise you that this Department is without power to grant this permit for the reason that the two liquid CO₂ receivers are to be tested at 520 pounds per square inch by the installers.

"This is contrary to C19-91.0-C-1 of the Administrative Code which requires a uniform interior pressure test of at least 3,000 pounds per square inch."

and

WHEREAS, the applicant states that the building is 11 stories, 160 ft. in height, 75 ft. by 114 ft. 10½ in. in area, of fireproof construction, erected in 1912, located on a lot 175 ft. by 201 ft. 5 in. in area, in an unrestricted use B area Class 1½ height district, and used and occupied since 1912 as follows: cellar, CO₂ and NH-3 machinery, 2 persons; 1st floor, pumping, filtering, cooling of beer and locker room, 5 persons; 2nd to 10th floors, beer fermenting, 10 persons; 11th floor, offices and laboratory, 8 persons; that no change in use or occupancy is now proposed; that building is equipped with a standpipe system, two 3 ft. 4 in. wide steel interior stairs, one of which leads to roof bulkhead; that one stairway is fireproof enclosed, equipped with metal-clad self-closing doors and the other stairs is open; and

WHEREAS, the applicant states that this appeal is from the fire commissioner's decision requiring a uniform interior pressure test for the liquid CO₂ tanks at not less than 3,000 lbs. per sq. in.; and

WHEREAS, the applicant contends that all the apparatus for the storage of CO₂ in the gaseous state is existing; that after the gaseous CO₂ is pre-cooled it passes through a conduit into the condensing chamber where it is translated to its liquid form by a reduction in temperature and flows by gravity through a conduit into the liquid CO₂ storage tanks; that the liquid CO₂ is stored at controlled vapor pressures and the storage tanks are insulated to hold the corresponding liquid temperatures; that the two storage tanks are designed in accordance with A.S.M.E. Code for unfired pressure vessels for a maximum working pressure of 260 lbs. per sq. in. and are enclosed in a room having 10 in. thick cork walls; that vapor pressures in closed CO₂ containers range from 75 lbs. per sq. in. at 69 deg. F. to 1,067 lbs. at 89 deg. F.; therefore if the liquid CO₂ is refrigerated at 10 deg. F. and maintained at that temperature, the storage vessel need withstand only 240 lbs. pressure plus a reasonable safety factor; that an equalizing line connects the storage tanks with the CO₂ condensing cham-

ber and permits unretarded flow from the condensing chamber and makes it possible that, whenever, due to heat leakage into the storage tank, CO₂ vapor is returned to the condensing chamber it is translated again into liquid form; thus the temperature of the insulated room is controlled by the action of the condensing chamber; that a number of safety valves have been installed on the various conduits throughout the system to permit blow-off should any of the manually operated valves be closed so as to trap liquid CO₂ in the conduits; that two relief valves are located at the top of the conduit connected to the top of the liquid storage tanks; that these valves are set to pop at 275 lbs. gauge pressure; that the control valve is designed to shut off the pressure from one relief valve at a time; that it is possible to have both relief valves connected to the tank but impossible to shut off both at the same time; thus at least one of the relief valves is open to the tank at all times; that the system which it is proposed to install is a DeMarkus CO₂ Liquifying System which is the subject of application for general approval by the Board under Cal. 586-45-SA.

Resolved, that the decision of the fire commissioner dated March 16, 1948 referring to Order 57416-LC be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the DeMarkus apparatus for the liquification of fermentation gas and the two 50,000 lb. capacity liquid CO₂ storage tanks be installed as proposed and substantially as submitted for general approval under Cal. 586-45-SA and as shown on revised plans filed with this appeal marked "Received June 25, 1948," two sheets; that the spring operated safety valves be installed as proposed and set to pop at 275 lbs. pressure; that in addition thereto, each tank shall be provided with a dual diaphragm safety valve of the frangible disc type; that such additional dual diaphragm valves shall be set to operate at 300 lbs. p.s.i. and designed in accordance with the A.S.M.E. Code and to be of the maximum size practical for this installation; that the ventilation shall be provided for the room in which the installation is to be made as indicated on revised plans filed, marked "Received June 25, 1948"; that inspection manways shall be provided for each tank and the entire installation shall be installed and maintained to the satisfaction of the fire commissioner; that the electric current for the operation of the equipment shall be so arranged as to provide an adequate reserve at all times to prevent failure of the operation of the equipment in the event of generator break-downs; that all relief valves shall conform to the refrigeration requirements in the Administrative Code and the relief valves from the tanks shall discharge to the outer air.

502-48-A

APPLICANT—Samuel Rosenblum, for Estates of George Backer and Emanuel Arnstein, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-133 West 49th street, north side, 362 ft., east of 7th avenue and 128-134 West 50th street, (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Benjamin Brodie and Sarah E. Rosan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (502-48-A)

WHEREAS, Samuel Rosenblum for 127 West 49th Street Corporation, owner of 127-133 West 49th street, and the Estate

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of George Backer, and the Estate of Emanuel Arnstein, owners of 128-134 West 50th street, filed May 20, 1948 an appeal from decisions of the borough superintendent, affecting premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue, running through to 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 11, 1948 on B. N. Applic. 516-48 affecting 128-134 West 50th street reads:

"2. Provide 2 lawful means of egress from all floors and areas. Section 6.1.2.2.3 B.C."

and

WHEREAS, the applicant states that 127-133 West 49th street was erected in 1910 and used and occupied since 1910 as follows: cellar — boiler room; 1st floor — garage, gasoline service station and stores — 10 persons; roof — garage — 2 persons; and 128-134 West 50th street was erected in 1919, used and occupied as follows: cellar — boiler room; 1st floor — storage garage, office and stores — 30 persons; 2nd floor — storage garage — 15 persons; penthouse — Chauffeur's room; and

WHEREAS, C.O. 26333-40 was issued upon completion of Alt. 1597-39 affecting lot 46 to supersede C.O. 1711 of 1920 and permits the following use and occupancy: cellar — boiler room; 1st floor — storage garage, office and stores — 30 persons, 120 lb. liveload; 2nd and 3rd floors — storage garage — 15 persons each floor and 120 lbs. liveload each floor; penthouse — chauffeur's room — 40 lbs. liveload; and C.O. 1711 issued in 1920 upon completion of N.B. 12-1919 permits the following use and occupancy: cellar — boiler room; 1st floor — garage and office — 120 lbs. liveload; 2nd and 3rd floors — garage, 120 lbs. liveload each floor; penthouse — chauffeur's room — 40 lbs. liveload; and

WHEREAS, the applicant states that it is proposed to install one 3 ft. wide iron stairs, fireproof enclosed, equipped with fireproof self-closing doors and there is an existing fire escape at the southeast corner of the 50th street section extending to roof by stair with egress through 1st floor to street; that windows and doors on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that the entire garage on the 50th street section has been operating under C.O. 1711 and is still equipped with an exterior iron stairway 4 ft. wide with fireproof self-closing doors at each floor which serves as the means of egress; that there is no increase in the occupancy proposed; that in addition to the existing egress it is proposed to provide an iron stair at the westerly end to connect to the 2nd and 3rd stories, thus there will be two means of egress in the upper part of the three story building; that on the 49th street section the premises will be used for garage and gasoline service station and stores on the 1st floor and only the roof will be used for storage of cars in connection with the 50th street section; that a ramp will be available to the grade floor and also a horizontal opening to the 2nd floor giving access to the existing exterior iron stair; that the number of employees in the 49th street section will be approximately two to supervise the ingress and egress of cars; that these employees will have available the equivalent of a horizontal exit to the 50th street section; that in view of the limited occupancy proposed, it is requested that the Board accept the exits as proposed.

Resolved, that the decision of the borough superintendent dated May 11, 1948 on B. N. Applic. 516-48, Objection 2, and N. B. Applic. 26-48, Objection 2, dated May 11, 1948, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the exits shall be reconstructed and rearranged as proposed and as indicated on plans filed with this appeal marked "Received June 16, 1948," five sheets; that an open aisle space shall be maintained at all times for exit to 49th street from the foot of the stair at the easterly side of the building facing 50th street and that exit from the proposed westerly stair to the

roof of the proposed building on 49th street shall be maintained with a fireproof self-closing door and with exit by means of a ramp through to 49th street; that the rear windows of the 50th street building over the roof at the second floor level shall be fireproof and self-closing and glazed with wire glass; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by the Board under resolution adopted this day under Cal. 435-48-BZ.

Adjourned: 1:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 29, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

60-43-S

APPLICANT—Howard H. Snyder, for Sark Co., Inc., owner (Display Finishing Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—21-02 to 21-30 44th road (13th street) and 44-29 to 44-35 21st street (Van Alst avenue), southeast corner (4th floor); (Block 438, Lot 6), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (60-43-S)

WHEREAS, this application from a decision of the borough superintendent, affecting premises 21-02 to 21-30 44th road and 44-29 to 44-35 21st street, southeast corner (Block 438, Lot 6), Long Island City, Borough of Queens, was granted by the Board on June 22, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on May 1, 1945; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 22, 1943 as amended May 1, 1945 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"that the partitions in question shall be entirely removed within two (2) years from the date of this amended resolution . . . and that other than as herein amended the provisions of the resolution of June 22, 1943 shall be complied with (Misc. Applic. 1337-43 and Fire Department Order 21319-LF, Item 1, dated January 21, 1948)."

MINUTES

986-47-A

APPLICANT—Robert A. Shaw, adjoining owner.

OWNERS OF PREMISES—Vincent Pallazzo and Tessie Pallazzo (Jacob Bakst, lessee).

SUBJECT—Appeal from a decision of the borough superintendent—re Revocation of Alt. 983-47.

PREMISES AFFECTED—124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); (Block 2119, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Clarence F. Corner.

For Opposition: Joseph List.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, alteration application 983-47 revoked.

THE VOTE TO REVOKE ALTERATION APPLICATION 983-47—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (986-47-A)

WHEREAS, Robert A. Shaw, adjoining owner, filed on November 6, 1947, an appeal from a decision of the borough superintendent refusing to revoke a permit affecting premises 124-126 Lafayette avenue, south side, 35 ft. east of Cumberland street (1st floor); Block 2119, Lot 23), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1947, reads:

“Re: 124/6 Lafayette Avenue
Block 2119, Lot 23
Alteration 983/47

“This will acknowledge receipt of your letter of October 1, in which you ask that the above alteration application be revoked by me on the grounds that it violates a resolution of the Board of Standards and Appeals, and on the further grounds that on April 23, 1943 the Supreme Court enjoined the owner of the above premises from using premises 124 Lafayette Avenue as a retail store, and that the applicant had failed to advise me of such injunction. I regret that I cannot accede to your request.

“Alteration 983/47 originally proposed the installation of new store fronts in the portion of the building known as 126 Lafayette Avenue, being the easterly 35 ft. of the lot on the southeast corner of Lafayette Avenue and Cumberland street, which easterly portion has a frontage of 35 ft. on Lafayette Avenue. Approval of this proposal was refused, and the application as approved does not propose any structural work. It was filled in simply as a matter of record to indicate that that portion of the first floor was to be used as a liquor store and liquor storeroom. This use is permissible under the Building Zone Resolution, since the department records show that as far back as 1896 the first floor of this building was used for store purposes.

“Alteration 983/47 does not violate the Board's resolution and Cal. 1209-46-A acting on Alteration 4676-40, as in that case it was proposed to install new show-windows and change from two stores to three stores. The Board said in part in the opinion of the Board, the alteration introducing additional show windows and additional store constitutes an extension of business use contrary to the provisions of Section 6'. (The underlining is mine.) In the case of Alteration 983/47, no new show windows were approved and no additional store was created.

“As regards the injunction, I could find no record that this department was a party in the proceedings. The injunction is therefore in the nature of a relationship between two people with which this department was not concerned. It is my opinion that any failure to disclose such injunction existed did not constitute a material fact as far as the enforcement of any law under the jurisdiction

of this department. The injunction stands on its own merits regardless of whether I approved or refused to approve Alteration 983/47.

“You of course are aware of the fact that you may appeal from my decision denying the request to revoke Alteration 983/47, to the Board of Standards and Appeals.”

and

WHEREAS, the applicant states the building is 3 stories, 28 feet, in height, 20 ft. 10 in. by 75 ft. in area, erected prior to 1916, located in a residential use, B area, Class 1½ height district, occupied since 1947: Cellar, ordinary; 1st floor, retail liquor store; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family; and

WHEREAS, the applicant contends that this is an appeal from a decision refusing to revoke a permit issued by the borough superintendent July 17, 1947, for the alteration of the premises 124 Lafayette avenue for use as a retail liquor store; that the decision of the borough superintendent in refusing to revoke the permit in question should be reversed; that in September, 1940, the owners of 124 Lafayette avenue applied for a permit to alter the building to make the premises suitable for a grocery and fruit store and that 124 and 126 Lafayette avenue were and are zoned for residence use; that about 1940 the borough superintendent granted the application and the owners proceeded and made structural alterations, installed the store door front, made a door opening on Lafayette avenue; that the applicant in this proceeding (986-47-A) appealed to the Board under cal. 1209-40-A; that the Board reversed the decision of the borough superintendent and held the premises were illegally occupied; that prior to the appeal to the Board in 1940 an action was started in the Supreme Court to restrain the owners from using the premises for a retail store and after the Board's decision action in the Supreme Court resulted in a judgment restraining the defendants, their agents, servants, employees and all persons connected on behalf of the defendants from using or permitting to be used the premises 124 Lafayette avenue for a retail store or any other business; that after the Board rendered its decision in March, 1941, the owner revoked its decision, which review resulted in an order of the Supreme Court dated October 22, 1941, confirming the determination of the Board; that the appeal was taken to the Appellate Division and later dismissed; that in spite of these things, the owners in December, 1947, applied to the borough superintendent for a permit to alter the premises for use as a retail liquor store; that no structural changes were involved; that the structural changes made in 1941 have never been removed nor have the premises been restored to their condition before the application was made; that the owner now needs no structural changes as there is a separate store at 124 Lafayette avenue where there was none before; that the owners also included in their application permission to change 126 Lafayette avenue for use as a retail liquor store; this store has been occupied as a Chinese hand laundry; that the permit was granted July 17, 1947, that premises 124 Lafayette avenue have been altered according to that permit and are now occupied as a retail liquor store; that 126 Lafayette avenue is now used as a storeroom for the liquor store; that 124 Lafayette avenue has been vacant since 1941; that the Chinese laundry which occupied 126 Lafayette avenue for several years was discontinued in July or August, 1941; that under the Zoning Resolution adopted June 28, 1940 change from one nonconforming use to another nonconforming use is prohibited; that the owners of 124 Lafayette avenue, when they applied in 1947 to the borough superintendent, should have informed him of the judgment of the Supreme Court dated April 23, 1943 but if they did not so notify the borough superintendent, a material fact was withheld and the borough superintendent, upon learning of the judgment, should have revoked the permit; that if the borough superintendent was informed of the judgment of the Supreme Court dated 1943, he should not have issued the permit to the owners; that it is not within the province of the Department of Housing and Buildings or the borough

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superintendent to nullify or impede a judgment of the Supreme Court or actions of the Board of Standards and Appeals; that the decision of the Board under Cal. 1209-40-A was based on the ground the alteration introducing additional showroom windows and additional store door revoked the permit as being contrary to the provisions of Section 6 of the Zoning Resolution; that when the Board revoked the permit in March, 1941, the owners never restored the premises to their original condition; that this was clearly in violation of the ruling of the Board; that in the fall of 1947 the owners applied to the borough superintendent for a permit to use the premises as a retail liquor store; that this permit was granted by the borough superintendent because there were no structural changes contemplated in the application; that no structural changes were asked for as these changes had been illegally made in 1940 and still remain; that the borough superintendent, therefore, had no right to grant the new permit which in effect approves all alterations under a permit previously revoked by the Board; that there was no need to issue a permit for structural alterations as they had already been made under a permit which was revoked; that the liquor store now occupies 124 Lafayette avenue although the liquor license is for 126 Lafayette avenue; and

WHEREAS, the report of a committee reads:

REPORT OF COMMITTEE

June 19, 1948

Re: Cal. 986-47-A

Premises 124-126 Lafayette avenue, Brooklyn.

Conditions at this building are sufficiently similar to the conditions existing when an appeal was filed with the Board under Cal. No. 1209-40-A to justify the same action that the Board took in that appeal by resolution adopted March 18, 1941, revoking the permit. The Board's action was upheld by Mr. Justice Wilson, at Special Term, Supreme Court. (New York Law Journal, October 18, 1941).

The Committee recommends that the appeal be granted, revoking the approval under Alteration 983-47 and any permit issued, permitting the extension of business use contrary to Section 6.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief,

EDWIN W. KLEINERT,
Commissioner.

Resolved, that the decision of the borough superintendent, dated October 7, 1947, be and it hereby is *reversed* and the appeal be and it hereby is *granted* revoking approval of alteration application 983-47 and any other permit issued permitting the extension of business use, in accordance with report of Committee.

1041-47-A

APPLICANT—Lama & Proskauer, for Deming Realty Corp., owner (Ethel Lindner, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 West 14th street, south side, 120 ft. west of 7th avenue (cellar); (Block 609, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Harry Levin, William Lindner and G. S. Josephson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1041-47-A)

WHEREAS, Lama & Proskauer, for Deming Realty Corp., owner, (Ethel Lindner, Inc., lessee), filed December 2, 1947 an appeal from a decision of the borough superintendent, affecting premises 150 West 14th street, south side, 125 ft. west of 7th avenue (Block 609, Lot 13), cellar, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated November 5, 1947 on Misc. F.P. Applic. 4056-47 reads:

"1. Provide direct connection to city water main—connection to be 4 in. as per C26-1346.0.

2. Provide alarm valves, water meter, water motor gong, etc., as per Art. 16, Adm. Code."

and

WHEREAS, the applicant states that the building is 5 stories, 60 ft. 4 in. in height, 25 ft. by 100 ft. in area, at 1st floor, 25 ft. by 42 ft. in area at typical floor, of Class 3 construction, erected prior to 1912, located in a retail use B area Class 2 height district and used and occupied since 1942 as follows: cellar, boiler room and storage of dry goods and stationery, no persons; 1st floor, sales of dry goods and stationery, two persons; 2nd to 4th floors, Class A multiple dwelling, 6 persons per floor; 5th floor, single room occupancy, 6 persons, for which no C.O. has been issued; that the building is provided with a one source sprinkler system in the multiple dwelling portion, one 2 ft. 10 in. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood self-closing doors and leading from roof bulkhead direct to street, and one fire escape at rear leading to roof by ladder and to yard by sliding drop ladder with egress from yard to street through cellar; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant states that the structure was altered to its present occupancy in 1926 under Alt. applic. 697-26; that the portion of the building in question is the cellar which is now used for boiler room and for storage of general merchandise in conjunction with the retail store on the first floor; that there is no workshop in the cellar; that it is proposed to install a one source sprinkler system as indicated on plans filed with this appeal to be sized in accordance with Article 16 of the Administrative Building Code; that there is at the present time a Multiple Dwelling Law sprinkler system in the building equipped with 33 heads located in the halls and fed from a 3 in. connection to the city main; that it is proposed to tee off this 3 in. connection, insert a 3 in. o.s. and y. valve, a 3 in. check valve and a plugged drain and connect same to the new proposed 3 in. main to feed the proposed 26 heads to be installed in the cellar; that it is also proposed to provide a new 4 in. Fire Department hose connection with proper sign indicating the area served by the system; and

WHEREAS, the applicant contends that in view of the fact that the proposed sprinkler system will be used solely in the cellar and that the cellar constitutes a separate fire area and as the proposed system will in no way affect the existing system installed under Misc. 1006-42 and as the proposed system will provide protection to the cellar by maintaining a supply of water in the system at all times to provide a spot check for any fire that may occur; it is requested that the decision of the borough superintendent be modified; and

WHEREAS, the applicant has filed a certificate from the Department of Water Supply, Gas and Electricity stating that the minimum pressure obtaining in the city main at curb level in front of the premises is 44 lbs. per sq. in; and

WHEREAS, the sprinkler system in the cellar which it is now proposed to be installed is being installed to comply with Fire Department Order 39736-LF.

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Resolved, that the decision of the borough superintendent, acting on Misc. F.P. Applic. 4056-47, Objs. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that additional sprinkler protection shall be installed in the building in the cellar as proposed and as indicated on plans filed with this appeal marked "Received June 2, 1948" 2 sheets, except that there shall be no check valve between the multiple dwelling law sprinkler system in the hallways and the sprinkler system to be installed in the cellar; that upon completion of this sprinkler system as herein permitted Order No. 39736-LF issued by the fire commissioner shall be rescinded.

321-48-A

APPLICANT—Nathan F. Grossman, for White Elm Corp., adjoining owner.

OWNER OF PREMISES—Abe Eig, Gilbert E. Levine and Bernard Marsak (Sam Sack, lessee).

SUBJECT—Appeal from a decision of the borough superintendent, re Revocation of Permit 970-47 issued on N.B. 2928-47.

PREMISES AFFECTED—42-08 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Reuben A. Lazarus and Nathan F. Grossman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Park Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

THE RESOLUTION (321-48-A)

WHEREAS, Nathan F. Grossman, for White Elm Corp., adjoining owner, filed April 7, 1948 an application for revocation of Permit 970-47 issued for the erection of N.B. Applic. 6928-47 affecting premises 4208 80th street, southwest corner of Woodside avenue (Block 1525, Lot 12), Elmhurst, Borough of Queens, which premises are owned by Abe Eig, Gilbert E. Levine and Bernard Marsak, and leased to Sam Sack; and

WHEREAS, the decision of the borough superintendent dated March 24, 1948 reads:

"Your request of March 23rd to revoke permit No. 970-1947, N.B. 6928-1947, which permit calls for the erection of an auto laundry in a Business District, is hereby denied.

It is the opinion of this office that this structure and its use is a permissible one.

This decision can be appealed to the Board of Standards and Appeals of the City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.45 ft. front by 71.71 ft. in depth, located in a business use B area district, upon which the building in question, one story 13 ft. in height, of Class 3 construction, 22 ft. 8 in. by 120 ft. in area, is under construction, and proposed to be used as an auto laundry with an occupancy of 16 persons; and

WHEREAS, the applicant contends that Permit 970-47 should not have been issued as the proposed use is prohibited in a business district by section 4 (b) and 4 (a) of the zoning resolution; that the appellant's premises are improved with a six story elevator apartment house constructed in 1940 and adjoins the premises in question on the south; that the auto laundry building is being erected flush against the northerly wall of the appellant's apartment house; that there is also an apartment house adjoining the auto laundry plot on the west, fronting on Wood-

side avenue; that automobiles going east on Broadway and Woodside avenue merge into one line at 80th street; that this intersection is dangerous; that the auto laundry involved is a type which is of recent development; that one of the problems created by their operation is the line-up of automobiles in the street waiting their turn to enter the laundry, which line may extend for blocks on busy days; that the entrance will be on Woodside Avenue at the most westerly side of the plot and therefore waiting automobiles will probably line up on Woodside Avenue going back toward and possibly past or into 79th street; that to make a turn from Woodside Avenue into the laundry at an acute angle, automobiles will have to swing out into the middle of Woodside Avenue before turning into the laundry entrance; that during operation there will be a number of automobiles inside the laundry moving on the assembly line principle by a conveyor chain system; that the exit will be located at the most northerly 19 ft. of 80th street; that if, in fact a car is washed every minute, then a car will emerge through this exit every minute, cross the sidewalk and enter the already dangerous intersection of Woodside Avenue, Broadway and 80th street; and

WHEREAS, the applicant further contends that the use in question is prohibited by section 4 (b) of the zoning resolution; that the use of this auto laundry will aggravate an already dangerous traffic condition and will bring about a condition which will seriously menace the life, health and safety of people living in the vicinity; and

WHEREAS, the applicant further contends that the proposed use is noxious or offensive by reason of the emission of odor, dust or noise and is therefore prohibited by section 4 (b) as the line of waiting automobiles will cause annoyance to people residing in the vicinity by reason of the gasoline fumes, dust and noise and the constant hum of machinery used in the laundry will be heard by and will seriously annoy the occupants of the appellant's apartment house; and

WHEREAS, the applicant contends that the proposed use is a steam or wet wash laundry and is therefore prohibited by section 4 (a) (51) of the zoning resolution and clearly falls within the test of nuisance per se laid down at Special Term (Shientag, J.) as it is not only a menace to health and property but also meets the three additional tests of nuisance per se, namely the presence of large machinery, a large labor force and the lining up of automobiles in the street; and

WHEREAS, the applicant contends that the proposed use necessarily involves the parking of more than five motor vehicles on a lot and is therefore prohibited by section 4 (a) (15) and is not within the exceptions set forth in this subdivision; and

WHEREAS, the applicant contends that the proposed use is a repair shop for motor vehicles and is therefore prohibited by section 4 (a) (29) of the zoning resolution; that an auto laundry is in essence a specialized repair shop; that most of the reasons for barring repair shops, which often offer the service of washing automobiles, from business districts apply with full force to the auto laundry; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the report of a committee reads:

REPORT OF COMMITTEE

June 19, 1948.

Re: Cal. 321-48-A

Premises 42-08 80th street, southwest corner of Woodside avenue, Elmhurst, Queens.

The use is not a steam or wet wash laundry nor a repair shop within the meaning of the Zoning Resolution, Section 4a. The use is not parking or storage, but these uses are now permitted under the approval of the Board of Estimate of the amendment to Section 4a, paragraph 15, effective May 13, 1948. There is insufficient showing to justify declaring the use as noxious or offensive by reason of the omission of dust, smoke, gas or noise, under Section 4b. The establishment was

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not in use at the time the appeal was filed and any finding to this effect would have to be based on the conditions at similar establishments. The ones observed by the Committee of the Board could not be classified as a prohibited use under Section 4b.

The use is often objectionable when improperly located so as to cause traffic congestion because of lacking sufficient space as a reservoir to receive cars waiting to be washed. The use is often objectionable because of signs and, also, when sale of oil or any servicing is included, such as is being carried on at a car-washing establishment at Main Street, Flushing. An oil-selling station is a prohibited use under Section 4a, paragraph 46.

The Planning Commission is reported as having under consideration a recommendation to include a mechanical car-washing establishment as a prohibited use.

In the opinion of the Committee, the use is permitted in a business use district.

It is recommended that this appeal be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief,

EDWIN W. KLEINERT,
Dissenting as to legality of
business entrance more than 25
ft. from corner.

Resolved, that the decision of the borough superintendent, dated March 24, 1948, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

406-48-A

APPLICANT—Lama and Proskauer, for Walter Tisch, owner (East Coast Soap Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor); (Block 598, Lots 18 and 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (406-48-A)

WHEREAS, Lama and Proskauer for Walter Tisch, owner, East Coast Soap Corporation, lessee, filed April 21, 1948, an appeal from a decision of the borough superintendent, affecting premises 89 Coffey street, south side, 226 ft. 6 in. east of Van Brunt street (1st floor) (Block 598, Lots 18 and 19), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 585-48, dated March 25, 1948, reads:

"1. Proposed commercial occupancy on 1st fl. of frame building is contrary to 2.1.3.5 and 4.2.1 of the Code."

and

WHEREAS, the applicant states the building is four stories, 46 ft. in height; 24 ft. 6 in. by 55 ft. in area; of Class 4 construction; erected in 1905; located in an unrestricted use, A area, Class 2 height district, and used since erection as follows: cellar, ordinary; 1st, 2nd, 3rd and 4th floor, two families each floor. Proposed to be used and occupied—cellar, ordinary and boiler room; 1st floor, office; that

there is one interior wood stairs to cellar, 3 ft. in width, enclosed with fire proof blocks, equipped with fireproof self-closing doors; and

WHEREAS, the applicant contends that it is the intention of the owners to demolish the upper three stories and create on the 1st floor an office as shown on plans, and to install new steel sash at the front and rear of the building, new water closet compartments and a new 3 ft. wide stair leading to the cellar; that the cellar to be used for ordinary purposes only; that the new cellar stairs will be enclosed in 4 in. fireproof blocks; that the ceiling will be fire retarded; that the office partition will be constructed of 2 by 4 wood studs, wire lath and portland cement plaster; that this office will be used in conjunction with the East Coast Soap corporation, located at 92-106 Van Dyck street which is in the immediate vicinity; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 585-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be removed except for the one story as proposed and as shown on plans filed with this appeal marked "Received April 21, 1948," 3 sheets, and provided the fire retarding as proposed and shown thereon is carried out and the use is only as proposed for office work for occupancy by a concern having a factory in the immediate vicinity; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

434-48-A

APPLICANT—Samuel Rosenblum, for Ralph Kempner, et al., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and A. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (434-48-A)

WHEREAS, Samuel Rosenblum for Ralph Kempner, et al., owner, filed May 13, 1948, an appeal from a decision of the borough superintendent, affecting premises 97-101 Reade street, south side, 99 ft. 7 in. west of Church street (Block 145, Lots 21, 22 and 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 22, 1948, under Alt. Applic. 513-48, reads:

"1. Stair should be enclosed in fire retarded partitions from roof to street as per Rule 6 of Factory Exit Rules. File plans showing such construction.

2. Public hall should be const. of one hour partitions with f.p.s.c. doors.

3. Fire escape extension should comply with Sec. 273 labor law. Note that windows should be automatic fire windows and 2 ft. x 6 in. f.p.s.c. door should be provided."

and

WHEREAS, the applicant states the building is 5 stories, 69 ft. in height; 74 ft. 6 in. by 75 ft. 2 in. in area at 1st floor; 74 ft. 6 in. by 68 ft. 6 in. in area at typical floor, of Class 3 construction, on a lot 74 ft. 6 in. by 75 ft. 2 in. in area in an unrestricted use, B area, Class 1½ height district; erected in 1890, used and occupied since 1890 — cellar, storage, no persons; basement, shoe jobbers, no per-

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sons; 1st floor, stores and shoe jobbers, 9 persons; 2nd floor, photostats, 18 persons; 3rd floor, manufacturing thermometers, 22 persons; 4th floor, printing and lock repairs, 12 persons; 5th floor, manufacturing card indexes, 20 persons; that no change in use or occupancy is now proposed; that the building is equipped with a two source sprinkler system throughout; that one 4 ft. wide wood stairs, wood enclosed equipped with wood doors which are self-closing; that the stair hall leads direct to street and is provided with stairs leading to counterbalanced scuttle in roof; that there is one fire escape at front extending to street by counterbalanced stairs with fireproof doors and windows on its course; that the buildings to the east and west are of the same height; and

WHEREAS, Violation 478-48 issued January 20, 1948 stated that tenants at east and south, 4th floor do not have two means of egress; that partitions enclosing stairway do not have fire-retarded materials; that doors to exits swing against egress on 4th and 5th floors; that fire alarm system is not installed according to law; and

WHEREAS, the applicant contends that the building was erected before 1913 and is equipped with an interior stair from 1st story to roof with a short iron stairs to a counterbalanced scuttle in the roof; that the front fire escape has 60 deg. connecting stairs and fireproof windows on its course and leads to street by counterbalanced stairs; that due to the fact that there are subtenants on the 4th floor only, the tenants in the rear have no means of reaching the front fire escape; that it is proposed to extend the existing fire escape on the 4th floor to take in 2 more windows and one on the corridor which will make this fire escape available to the open corridor and thus available to rear tenants; that it is also proposed to fireproof the windows on the extended portion of the fire escape; that the occupancies are not hazardous; that the entire premises are protected with an automatic sprinkler system with gravity and pressure tank supply; that under Rule 6 of the factory exit rules a five story building with an automatic sprinkler system and no combustible occupancy does not require stairways to be enclosed; that the number of occupants is less than permitted by the width of the stairs without credit for the sprinkler system; that in view of the limited occupancy the proposed fire escape changes and the protection afforded by the sprinkler system, it is requested that a variation of the labor law be granted; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 513-48, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

440-48-A

APPLICANT—Lama and Proskauer, for Oriole Baths, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1519-1529 Boardwalk and 1602 West 16th street, northeast corner (Block 7074, Part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Carl Klarnet and Milton Klarnet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (440-48-A)

WHEREAS, Lama and Proskauer for Oriole Baths, Inc. owner, filed April 21, 1948, an appeal from a decision of the borough superintendent, affecting premises 1519-1529 Boardwalk and 1602 West 16th street northeast corner (Block 7074, Part of Lot 20), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent acting on amendment to Alt. Applic. 1953-47, dated April 2, 1948, reads:

"2. Extensions to existing wood frame structures of wood frame construction violate Sec. 4.1.5 Bldg. Code." and

WHEREAS, the applicant states the building is two stories, 21 ft. 3 in. in height; 39 ft. 3 in. by 365 ft. in area, of Class 4 construction; erected prior to 1923; located in a business use A area, Class 1½ height district, and used and occupied since approximately 1914 — basement — boiler room, lockers and bath houses, 416 persons; 1st floor, lockers, bath houses and concessions, 851 persons; 2nd floor, lockers, bath houses and concessions, 255 persons. The building is provided with 4 wood stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors and leading direct to street. Stairs are 4 ft. 6 in. to 3 ft. 6 in. wide; and

WHEREAS, Violation 1679-47, issued April 22, 1947 was for violation of Section 643a-2.0 of the Administrative Code in that the boiler room enclosure is part wood and part metal and constitutes a fire hazard; and

WHEREAS, C.O. 88346, issued July 7, 1938, upon completion of work under Permit 4771-36, permits the use of the altered building on the 1st floor for locker rooms and concessions and the roof as solarium, 50 persons; and

WHEREAS, the applicant contends the premises are improved with a two story frame structure, occupying the entire plot; that the original bath houses were erected about 1914, the balance of the structure under Permit 5154-23 (temporary) a 4-room bungalow erected in 1925, a sun bathing deck erected in 1924 and various alterations were made under 4956-36 and 4771-36, Alt. 1953-47 was approved for fireproofing an existing boiler room, public assembly Applic. 181-44 was approved; and

WHEREAS, the applicant further contends that it has been a policy of the Department to issue temporary permits from year to year for use of the premises as a bath house; that this application is filed for the purpose of legalizing all existing structures; that the premises are used only during the summer months from June to September and all precautions for the safety of bathers are provided; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent acting on amend to Alt. Applic. 1953-47, Objection 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

441-48-A

APPLICANT—Parnassus Foundation, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Clarence McMillan.

For Administration: Peter Maher, Fire Dep't and H. T. Phoney, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (441-48-A)

WHEREAS, Parnassus Foundation, Inc., owner, filed May 17, 1948 an appeal from an order and a decision of the fire commissioner affecting premises 605-607 West 115th street, north side, 125 ft. west of Broadway (Block 1896, Lot 61), Borough of Manhattan; and

WHEREAS, Order 41250-LF issued by the fire commissioner February 20, 1947 reads:

MINUTES

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply arranged and equipped as per Ch. 26, Art. 16, and C19-161.0 of the Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated April 20, 1948 reads:

"In reply to your request for reconsideration on Order 41250-LF, requiring an approved type automatic sprinkler system throughout the above premises, you are advised that your request has been denied."

and

WHEREAS, the applicant states that the building is six stories, 66 ft. in height, 50 ft. by 87 ft. 11 in. in area, of Class 3 construction, erected about 1905, located on a lot 50 ft. by 100 ft. 11 in. in area, in a residence use B area Class 1½ height district, and used and occupied since 1935 as follows: cellar, boiler room, storage and one apartment 1 person; 1st floor, office, reception, cafeteria and 3 bedrooms, 7 persons; 2nd floor, apartments, 15 persons; 3rd to 6th floors inclusive, single room occupancy; that the building is provided with a one source sprinkler system, an interior fire alarm system and regular fire drills are maintained every three months. There is one 3 ft. 3 in. wide interior marble stairs unenclosed, extending to roof bulkhead and direct to street, and four fire escapes, two of which extend to roof by stair and one to roof by ladder; that fire escapes extend to street by ladder and to yard by ladders and stairs. Egress to street from yard is through open court on the east; and

WHEREAS, the applicant contends that it maintains this residence club where young women may live and enjoy proper social and intellectual activities; that a sprinkler system with 209 heads was installed in 1940 in conformity with the Pack Law pursuant to plans approved by the borough superintendent and C.O. issued; that the building is equipped with an approved closed circuit fire alarm system and fire extinguishers are maintained on each floor; that there are four fire escapes, one on each side of the building; that there is egress from the roof of the building in question to the roof of the adjoining six story building on the west; that an outside stairway on the west serves the first and 2nd floors leading to the west court; that an open court on the east permits direct egress from the west court and rear yard to the street; that the interior stairway leads to the roof and to the main hall; that a passenger elevator serves all floors; that the 2nd floor contains five kitchenette apartments and this floor was not required to be sprinklered; that sprinklers would depreciate the rental value of the 2nd floor; that the 2nd floor is served by the interior stairs and elevator and four fire escapes and there is a fire extinguisher on the 2nd floor and a fire alarm system; that facilities for fire fighting and protection of the occupants including facilities not required by law are ample and constitute substantial compliance with laws, ordinances and regulations pertaining thereto; it is therefore requested that the order of the fire commissioner be overruled and the petitioner freed from the necessity of compliance therewith; and

WHEREAS, the building is classified by the Housing Division as a Class A Multiple Dwelling, new law tenement, used for single room occupancy, and is subject to Certificate of Occupancy No. 27343 for such occupancy.

Resolved, that the order of the fire commissioner acting on Order 41250-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted* so long as the building is continued to be classified by the Housing Division as a Class A Multiple Dwelling, New Law Tenement, and complies with the requirements of the Multiple Dwelling Law with single room occupancy and the sprinkler system is also extended to include the service rooms in the cellar other than the boiler room and elevator motor room and the interior fire alarm and fire drills are maintained and the sprinkler system is maintained to the satisfaction of the Division of Housing; that in all other respects the

building shall comply with all laws, rules and regulations applicable thereto.

528-48-A

APPLICANT—Seymour A. Mitteldorf, for 1457 Broadway at Times Square, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue (pent house); (Block 994, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (528-48-A)

WHEREAS, Seymour A. Mitteldorf, 1457 Broadway at Times Square, Inc., owner, filed June 4, 1948, an appeal from decisions of the borough superintendent, affecting premises 1457-1463 Broadway, west side, 51 ft. 3 in. south of West 42nd street and 587-595 7th avenue (Block 994, Lot 7), (Penthouse), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 24, 1948 on F.P. Applic. 658-48, reads:

"1. Standpipe system does not comply with C26-1407 (16.6.3.4) D2 is not 25 ft. above highest hose outlet."

and

WHEREAS, amendment filed May 25, 1948, to F.P. Applic. 658-48, reads as follows:

"Reconsideration is respectfully requested inasmuch as the existing standpipe system complies with C26-1436; that the upper-most hose outlet is so located in respect to the bottom of the present gravity tank to supply more than the minimum hydrostatic pressure of 5 lbs. as prescribed; that the entire building, including the existing and proposed pent house areas, is protected with an underwriters' automatic wet sprinkler system; that the proposed area is less remote from the existing hose outlets than the present portion of the pent house; and that the proposed work provides for an additional area of only approximately 775 sq. ft."

and

WHEREAS, approval of such amendment was denied by the borough superintendent May 25, 1948; and

WHEREAS, the applicant states the building is 11 stories, 149 ft. 8 in. in height, 92 ft. and 106 ft. by 99 ft. 10⅞ in., irregular in area; of fireproof construction; erected 1916; located in a business use, B area, Class 1½ height district and used and occupied since 1916: cellar, boiler room and services, 3 persons; basement, stores, 8 persons; 1st floor, stores and bank, 25 persons; 2nd to 11th floors, offices, 40 persons; pent house, offices, and apartment, 30 persons; that no change in use or occupancy is proposed except that the penthouse will be changed to office use with an occupancy of 40 persons; that the applicant states that the building is equipped with an approved sprinkler system fed from two sources and an approved standpipe system, two 3 ft. 8 in. wide, steel stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the main roof area is 10,241 sq. ft., of which 2,767 sq. ft. or 27% is occupied by a pent house; that it is proposed to connect the present pent house structures with an addition that will provide 809 sq. ft. or 7.9% of the roof area, making the total occupied area 3,576 sq. ft. or 34.9% of the main roof area, ex-

MINUTES

clusive of existing bulkheads; that the standpipe complies with C26-1436.0 for existing standpipe systems in that the gravity tank has a reserve water supply of 3,500 gallons for standpipe use and is sufficiently elevated to provide hydrostatic pressure of 6.2 lbs. at the present hose outlet 5 ft. 6 in. above the main roof; that the standpipe system complies with Section 26-1436.0 in all respects; that the proposed pent house area will be less remote from the existing hose outlets than the present pent house; that the entire building, including the pent house is protected with an approved automatic wet sprinkler system having an independent source of supply; that this system will be extended to the pent house addition.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 658-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the standpipe system and the sprinkler system fed from an existing 15,000 gallon gravity tank and a 9,000 gallon pressure tank shall be maintained; that the sprinkler system shall be extended into the proposed extension of the pent house; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and as proposed and as indicated on plans filed with this appeal marked "Received June 9, 1948," 4 sheets.

543-48-A

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61-11 188th street, east side, from Horace Harding boulevard to 64th avenue (Block 7117, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: H. E. Wier and Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (543-48-A)

WHEREAS, the New York Life Insurance Company, owner, filed June 9, 1948, an appeal from a decision of the borough superintendent, affecting premises 61-11 188th street, east side, from Horace Harding boulevard to 64th avenue (Block 7117, Lot 2), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1948, re amendment to N.B. Applic. 6525-47, reads:

"1. The proposed escalators are not permitted, as not more than 2 stories may be connected by an unenclosed escalator (Sec. 6.4.1.9.2 Building Code)."

and

WHEREAS, the applicant states the proposed building will be two stories, 34 ft. 3 in. in height, 170 ft. by 202 ft. 6 in. in area, Class 1 construction, located in a retail use, D area, Class 1 height district, to be used and occupied: cellar, sales and service, 1146 persons; 1st floor, sales and service, 1114 persons; 2nd floor, sales, service, cafeteria and beauty salon, 1212 persons; the building will be equipped with a 2-source sprinkler system, an approved standpipe system, an interior fire alarm system and monthly fire drills will be maintained; that there will be six interior steel stairs, two of which will be 8 ft. wide and four of which will be 9 ft. 2 in. wide, enclosed in 4 in. t.c. equipped with fireproof, self-closing doors leading directly to street; that four stairs will run to roof bulkhead and two ladders with scuttles will be provided to roof; and

WHEREAS, the applicant contends it is proposed to install modern type escalators which are not required exits; the escalators to be installed between the cellar and the

two stories; that it is proposed to install at the ceiling of the cellar and the first floor at the escalator openings baffles constructed of metal or wire lath and plaster for a depth from the ceiling of not less than 2 ft.; that outside of such baffles there shall be maintained a sprinkler curtain with heads not nearer than 1 ft. to such baffles and spaced not more than 4 ft. on centers; that said sprinkler curtain shall be in addition to the sprinkler system throughout the building; that said sprinkler heads shall be protected by metal reflectors where necessary to prevent water cooling; that there shall be a roller shutter at the top of each opening of the escalators arranged so as to be readily operated by hand by means of a chain permanently secured by heavy ring to the bottom rail of the shutter and supported on hook brackets so as to be at all times readily available; that this chain shall weigh not less than 1/4 pound per running foot; that on all shutters directly above the bottom rail there shall be painted in red letters not less than 3 in. in height the words "close shutter to floor" with an arrow pointing downwardly; that a gong shall be installed at each escalator run, operated by means of push buttons located centrally, two to a floor, the pushing of any such button to ring gongs on all floors as a signal to close escalator shutters; that instruction to all superintendents and section managers shall include, in addition to general instructions as to use of fire extinguishing equipment and exits in case of fire, instruction and monthly fire drill as to enclosing escalator shaft shutters so that the responsibility at all times will be fixed on attendants on each floor to the end that shutters are immediately closed upon the sounding of the gong signal; that closing of all shutters shall automatically stop all escalators; that the above work shall be installed substantially as proposed and indicated on plans submitted to the Board marked "Received June 9, 1948", three sheets.

Resolved, that the decision of the borough superintendent, re amendment to N.B. Applic. 6525-47, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the escalators shall be installed and maintained as proposed and as indicated on plans filed with this appeal marked "Received June 9, 1948," 3 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

798-46-A

APPLICANT—Magoon and Salo, for Finland House Corp., owner.

SUBJECT—Application reopened April 13, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

APPEARANCES—

For Applicant: Maurice R. Salo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. at request of Board.

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Prospect Marks Corp. (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Morris Hannes.
For Opposition: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, no date set. In view of filing by the applicant of a zoning application, Cal. 604-48-BZ and an administrative appeal, Cal. 605-48-A.

370-48-A

APPLICANT—Morris Bernard Adler, for West Shore Twine & Paper Supply Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Bernard Adler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. for inspection by committee of Board and decision without further argument.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 112894-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.
For Opposition: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. at request of applicant in view of filing of new appeal based on the decision of the borough superintendent, which has been assigned a calendar number, 603-48-A.

392-48-A

APPLICANT—Edwin Augustus Acker, for Arthur Courtney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10-43 48th avenue, north side, 159 ft. west of 11th street (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edwin Augustus Acker.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 2 P.M. for applicant to submit amended plans by July 10th.

398-48-A

APPLICANT—James E. McKillop, for Domenick Grecco, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—140-46 Bascom avenue, south side, 402.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 7, 1948 at 2 P.M. No appearance for applicant.

405-48-A

APPLICANT—Emil Koeppel & Son, for Key-Havens Enterprises, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant Emil Koeppel.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 7, 1948 at 2 P.M. for applicant to file plan of 1st floor.

424-48-A

APPLICANT—Lama and Proskauer, for Manida Foundation, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant Alfred A. Lama and Fred Wetmore.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. for inspection by committee of Board and decision.

526-48-A

APPLICANT—Lama and Proskauer, for Tumm Shire Corporaion, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—444 Coney Island avenue, west side, 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis Schiro and Alfred Halpin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. for further consideration and decision without further argument.

566-48-A

APPLICANT—Louis E. Ordwein, for New York College of Music, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-116 East 85th street, south side 180 ft. East of Park avenue (Basement, 1st, 2nd and 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis E. Ordwein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M. for inspection by committee of Board and to obtain records of Dept. of Housing & Buildings.

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651-47-A

APPLICANT—Lama and Proskauer, for Bowell Realty Corp., owner.

SUBJECT—Application for consideration — reopening and new proposal — re Appeal from a decision of the borough superintendent (previously granted on condition.)

PREMISES AFFECTED—3012-3016 Stillwell avenue, west side, 70 ft. 10 in. south of Surf avenue (1st floor); (Block 7074, part of Lot 348), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

761-47-A

APPLICANT—Samuel Rosenblum, for Jeanette Jameson Chase, owner (Sears-Roebuck Co., lessee).

SUBJECT—Application for consideration — reopening on new proposal re sprinkler system — re Appeal from an order and a decision of the fire commissioner (previously denied).

PREMISES AFFECTED—48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1012-47-A

APPLICANT—Harry A. Yarish, for Minnie Strauss, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2176 (2174 displayed) East 22nd street, west side, 215.5 ft. north of avenue V (1st floor); (Block 7354, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, Board not having jurisdiction.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

371-48-A

APPLICANT—T. J. Young for Eggers & Higgins, for the F. & M. Schaefer Brewing Co., owner.

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—Foot of South 9th street, 105 ft. 7 in. west of Kent avenue (Block 2134, Lot 1 and Block 2143, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry B. Rutkins, Ellwyn E. Seelye and Archie J. Doolittle.

For Administration: Charles Pekus, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal withdrawn in view of statement by Board that appeal for Building Code variance does not lie from decision of Commissioner of Marine and Aviation.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

468-48-A

APPLICANT—Andrew Weber, for Better Bungalows, Inc. and Allegre Dassa, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-06 Ocean Promenade and 111 Beach 71st street, northwest corner (Block 607, Lots 97, 110, 197 and part of Lot 1), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

ZONING APPLICATIONS

330-29-BZ

APPLICANT—Lama and Proskauer, for Frederick Prisco, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution permitting partly in business and partly in residence use districts, the erection and maintenance of a gasoline service station for a temporary period.

PREMISES AFFECTED—70-58 to 70-66 Kissena boulevard and 153-08 to 153-18 Vlegh road, southwest corner (Block 6697, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (330-29-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of two years, the erection and maintenance of a gasoline service station, affecting premises 70-58 to 70-66 Kissena boulevard and 153-08 to 153-18 Vlegh road, southwest corner (Block 6697, Lot 1), Flushing, Borough of Queens, was granted by the Board on December 20, 1932, on certain conditions; and

MINUTES

WHEREAS, the resolution was last amended on May 22, 1945; and

WHEREAS, time to obtain permits and complete the work, has been extended from time to time, the last such extension having been granted on July 1, 1947; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 22, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that all plans have been approved and all permits obtained, all work shall be completed within one (1) year from the date of this *amended* resolution (Applic. 1517-44)."

58-30-BZ

APPLICANT—Charles M. Spindler, for Arthur Salvati and John Solazzo, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension of existing masonry building to include motor vehicle repair shop on the existing gasoline service station and the parking and storage of more than five motor vehicles; re-opened resolution amended to include repair shop.

PREMISES AFFECTED—73-13 to 73-21 Cooper avenue and 71-34 to 71-38 73rd place, northwest corner (Block 3691, Lot 19), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (58-30-BZ)

WHEREAS, this application permitting in a business use district the erection and maintenance of a gasoline service station, under section 21 of the zoning resolution, affecting premises 73-13 to 73-21 Cooper avenue, and 71-34 to 71-38 73rd place, northwest corner (Block 3691, Lot 19), Glendale, Borough of Queens, was granted by the Board on April 15, 1930, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on October 28, 1947; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 15, 1930 as *amended* through October 28, 1947, only in so far as it has reference to the completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved and all permits obtained, all work shall be completed within one (1) year from the date of this *amended* resolution (Alt. 93-47)."

115-36-BZ

APPLICANT—Gustave Goldman, for George Beaudry, owner.

SUBJECT—Application for consideration — reopening and

extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, for a term of years the use of a plot for the parking of more than five motor vehicles and also automobile wrecking.

PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9 in. north of Preston Court (Block 7949, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (115-36-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district the use of a plot of ground for parking more than five motor vehicles, and also automobile wrecking, affecting premises 5283-5291 Kings highway, east side, 60 ft. 9 in. north of Preston court (Block 7949, Lot 20), Borough of Brooklyn, was granted by the Board October 20, 1936, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 25, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 20, 1936, as *amended* through June 25, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7c for a temporary term of two (2) years from the date of this *amended* resolution ... that other than as herein *amended* the requirements of the resolution of October 20, 1936 as *amended* through June 25, 1946 shall be complied with."

43-45-BZ

APPLICANT—Smith and Reiker, for Bay Ridge Savings Bank, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete — re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of an existing bank building in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—4724—13th avenue, northwest corner of 48th street (Block 5628, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert L. Callahan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

THE RESOLUTION (43-45-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use, C area district, the

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extension of an existing bank building in excess of the area permitted by the zoning resolution, affecting premises 4724 13th avenue, northwest corner of 48th street (Block 5628, Lot 42), Borough of Brooklyn, was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 1, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 10, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"In view of the statement by the applicant that the work has been substantially completed, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

40-46-BZ

APPLICANT—North River Savings Bank, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete — re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, B area district, the erection of an addition to an existing building covering more than 65% of lot area.

PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue and 209-211 West 33rd street (Block 783, Lots 33 and 50), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles H. Kreymborg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (40-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a retail use, B area district the erection of an addition to an existing building covering more than the 65% of the lot area; premises 206-212 West 34th street, south side, 100 ft. west of 7th avenue and 209-211 West 33rd street, (Block 783, Lots 33 and 50), Borough of Manhattan, was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended on July 9, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 13, 1946 as *amended* through February 4, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has now been completed and additional time is needed to obtain a certificate of occupancy, all work shall be completed and a C.O. obtained within six (6) months from the date of this *amended* resolution."

263-46-BZ

APPLICANT—Smith and Aigner, for Olive O. Kalmus, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of a building to be used as a store, automobile repair shop, garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (263-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the erection of a building to be used as store, automobile repair shop, garage for more than five motor vehicles and gasoline service station; premises 65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens, was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended on July 15, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 16, 1946 as *amended* July 15, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that a portion of the work has been completed, all permits shall be obtained and all work completed within one (1) year from the date of this resolution."

116-47-BZ

APPLICANT—Sincerbeaux and Shrewsbury, for The Greenwich Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a restricted retail, B area district, the erection of a commercial building with solid balconies to fire tower projecting more than four feet from fourth to twelfth stories.

PREMISES AFFECTED—3-5 West 57th street, north side, 125 ft. west of 5th avenue (Block 1273, Lots 31 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: A. W. Bergren and Arthur P. Simon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (116-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a restricted retail, B area district the erection of a commercial building with solid balconies to fire tower projecting more than four feet from 4th to 12th stories, affecting premises 3 to 5 West 57th street, north side, 125 ft. west of Fifth avenue (Block 1273, Lots 31 and 32), Borough of Manhattan, was granted by the Board on March 18, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 18, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that the building is substantially completed, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

922-47-BZ

APPLICANT—Herman Cramer, for Marguerite K. Cramer, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of dwelling and one (1) car garage to dwelling and bakery.

PREMISES AFFECTED—1015 Dean avenue, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Cramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (922-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy of a dwelling and one (1) car garage to dwelling and bakery, affecting premises 1015 Dean street, west side, 93.71 ft. north of Barkley avenue (Block 5465, Lot 25), Borough of The Bronx, was granted by the Board on February 25, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

and by adding thereto:

"... that in the event the applicant is not able to obtain gas service, the oven formerly proposed to be heated by fired gas may be fired with anthracite coal."

1002-47-BZ

APPLICANT—Lama and Proskauer, for Williams Holding Corp., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution — re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a new building, to be used as a motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing, auto showroom and offices, using more than the area permitted.

PREMISES AFFECTED—1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32-35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1002-47-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by erection and maintenance of a new building to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing and auto showroom and offices, using more than permitted area, affecting premises 1241-1251 East New York avenue, north side, 180 ft. 7¾ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32, 33, 34 and 35), Borough of Brooklyn, was granted by the Board on May 11, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 11, 1948 by adding thereto:

"that the height of the second story of the building (first story above Pitkin avenue) may be increased to 16 ft. in the clear instead of 12 ft. as originally shown and as now shown on revised drawings marked 'Received June 17, 1948,' six sheets, on condition that in all other respects the resolution of May 11, 1948 shall be complied with."

(Remaining minutes will be printed in the Bulletin of July 13, 1948).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

AUG 4 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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and 23-37-SA.PETITION OF CERTIORARI
SERVED ON THE BOARD OF STANDARDS
AND APPEALS

On July 6, 1948, copy of petition and order of certiorari was served on the board by Samuel Leavitt, attorney for Rebecca Kopf, objecting owner, in re Board's decision on June 8, 1948, granting, under section 7i of the building zone resolution, permission for an extension of existing building (garage), variance for which was granted by the board in 1925; said extension to be used for minor repairing by hand tools; Cal. No. 552-25-BZ, Vol. 2; premises 5604 Broadway, east side, 224.06 ft. north of West 231st Street, Borough of The Bronx.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appeal addressed to the administrative official either appellant or applicant shall forward a signed notice of appeal or application to the superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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DOCKET

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616-48-A—H.B.B.—9526-9530 Ditmas avenue, southwest corner of East 96th street (1st floor); (Block 8121, Lots 48 and 49), Borough of Brooklyn, Alt. 2133-47.

617-48-A—F.D. and H.B.Q.—144 Beach 64th street, east side, 226 ft. south of Larkin street (Block 356, Lot 30), Arverne, Borough of Queens, 20037-LF and Amendment to M-7117-47.

618-48-A—H.B.B.—328-338 Wythe avenue, southwest corner of South 1st street (4th floor and yard); (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn, Misc. 3505-48.

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620-48-A—F.D.—40-42 Renwick street, east side, 75 ft. south of Spring street (1st, 2nd, 5th and 6th floors); (Block 594, Lot 72), Borough of Manhattan, 58234-C.

621-48-A—F.D.—57-02 49th street, 47-56 and 48-16 to 48-56 56th road (formerly 57th avenue); Buildings 14 and 19 (Block 2554, Lot 55), Long Island City, Borough of Queens, 22621-LF.

622-48-A—H.B. Bx.—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Pennyfield avenue), Alt. 443-48.

623-48-BZ—H.B.B.—2120 Caton avenue, south side, 103 ft. 3½ in. west of Flatbush avenue and 822A to 826 Flatbush avenue, west side, 89 ft. 8 in. south of Caton avenue (Block 5082, Lots 7 and 14), Borough of Brooklyn, Alt. 4618-47 and Alt. 1644-48.

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625-48-A—F.D.—2120 Caton avenue, south side, 103 ft. 3½ in. west of Flatbush avenue and 822A to 826 Flatbush avenue, west side, 89 ft. 8 in. south of Caton avenue (Block 5082, Lots 7 and 14), Borough of Brooklyn, 18995-LF and Decision.

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627-48-A—F.D.—35 Vestry street, south side, 100 ft.

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628-48-A—H.B.Q.—175-04 Horace Harding boulevard and 175-01 to 175-03 64th avenue, southeast corner of 175th street (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—175th street), N.B. 1359-48.

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630-48-BZ—H.B.M.—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan, Amendment to N.B. 80-48.

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632-48-SM—Reynolds Lifetime Aluminum Snap-Seal Roofing (.022" thick), manufactured by Reynolds Metals Co., Material.

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JULY 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1022-47-BZ—Application, November 24, 1947, under sections 7c and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

374-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama & Proskauer, applicants, on behalf of Emar Service Corporation, owner, to

permit in a residence and retail use district the erection and maintenance of an auto laundry (high-speed); premises 175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

708-47-BZ—Application, July 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Hanover Sacks Corp., owner, to permit in a residence and business use district the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced; premises 61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

1076-47-BZ—Application, December 3, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Francis Decca and Rose Calabro, owners, to permit in a residence use district the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

294-39-BZ—Application of Henry George Greene, applicant, on behalf of Sol J. and Ben Lupoff, owners, reopened April 20, 1948, under section 7c of the zoning resolution, to permit in a residence and business use district the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; premises 415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

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180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

652-48-A—120-122 East 86th street, south side, 118 ft. west of Lexington avenue (ground and 2nd floors); (Block 1514, Lot 61), Borough of Manhattan.

155-48-BZ—Application, February 19, 1948, under section 7e of the zoning resolution, of James E. Casale, applicant, on behalf of Beatrice D. Maroney, owner, to permit in a residence use district, an illuminated advertising sign; premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

420-48-BZ—Application, May 7, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Douglas Baker, owner, to permit in a residence use district the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office; premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

158-48-BZ—Application, February 26, 1948, under section 7i of the zoning resolution, of Barney Rosenstein, applicant, on behalf of Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee), to permit in a residence and business use district the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop; premises 4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

466-48-BZ—Application, May 19, 1948, under section 21 of the zoning resolution, of Tobias Goldstone, applicant, on behalf of Alberto Georgianni, owner, to permit in a retail use, D area district, the erection and maintenance of a building to be used as a store and dwellings, using more than the area permitted; premises 521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan.

470-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Store Builders, Inc., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens.

474-48-BZ—Application, May 21, 1948, under sections 7f and 7i of the zoning resolution, of Cole, Madsen and Milnes, applicants, on behalf of Emanuel M. Honig, owner, to permit in the retail use district portion of the lot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles; premises 2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond.

481-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Herbert Gretsche, applicant, on behalf of Apac Realty Corp., owner, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines; premises 1320-1328 Atlantic avenue south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

498-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of A.R.C. Building Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

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530-48-BZ—Application, June 4, 1948, under section 7c of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Margaret Dilliard and Ernest Mann, owners, to permit in a residence and business use district the change in occupancy from club rooms and stable (Riding Academy) to broadcasting and television broadcasting studios; premises 7-17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

328-34-BZ—Application of S. Sheldon Meyers, applicant, on behalf of Max Mirowitz, owner, reopened June 29, 1948, for consideration as to extension of term of variance (expired by limitation)—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of five years, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles; premises 1449 Vyse avenue, west side, 100 ft. south of Jennings street (Block 2987, Lot 33), Borough of The Bronx.

835-47-BZ—Application of Burke, Morrison and Green, for E. Koepfel, Inc., owner, reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application, previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn); premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

490-46-SM—Peele Flush Counterbalanced Elevator Door (reopened June 25, 1946, re Amendment to resolution to permit a safety seal meeting rail astragal.)

251-48-SA—Quick Heat Oil Fired Furnace, Models A-65UB, A-85RB, A-100RB and H-55D.

280-47-SA—Hamilton Gas Clothes Dryer, Model 700G.

38-47-SA—Bergen Building Block, Inc. Cinder Concrete Block.

168-48-SA—Ross Industrial Oven, Gas Fired.

304-48-SM—Weatherseal Shingle Panels (Sidewall Unit).

475-48-SM—Durabrik (Concrete Brick).

841-47-SM—Academy Concrete Blocks.

90-48-SA—Amp Crystal Flo Carbonators, Models LB-1 and H-4 (motor driven).

408-48-SM—Baychester Block Co., Inc., Cinder Blocks.

463-46-SA—Flofilm Processor, Model 91-01.

914-47-SM—Paul A. Piancazzo Cement Blocks (load bearing).

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

554-48-A—2-4 Pierrepont street, southeast corner of Pierrepont place (11th and 12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

583-48-A—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

454-48-A—1285-1287 Castleton avenue, northeast corner of Clove road (Block 204, Lot 1), West Brighton, Borough of Richmond.

553-48-A—205 Chambers street, northeast corner of West street, and 197 Reade street, southeast corner of West street (Block 139, Lot 27), Borough of Manhattan.

207-48-A—1072-1088 Atlantic avenue, south side, 100 ft. 5 in. east of Classon avenue (Block 1126, Lot 13), Borough of Brooklyn.

376-48-A—12-14 Starr street (rear), south side, 100 ft. east of Central avenue (1st floor); (Block 3196, Lot 10), Borough of Brooklyn.

467-48-A—1383-1387 Broadway, northeast corner of Palmetto street (1st floor); (Block 3339, Lots 47, 48 and 49), Borough of Brooklyn.

485-48-A—54-60 Columbia street and 61-63 Congress street, northeast corner (Block 293, Lot 2), Borough of Brooklyn.

458-48-A—3033 and 3043 West 12th street, east side, 55 ft. south of Bowery (Block 7286, Lot 140), Borough of Brooklyn.

459-48-A—1110-1114 Bowery, south side, 55 ft. east of West 12th street (Block 7286, Lot 143), Borough of Brooklyn.

460-48-A—1318-1324 Bowery, southeast corner of West 15th street (Block 7074, Lot 256), Borough of Brooklyn.

461-48-A—1116-1122 Bowery, southeast corner of West 12th street (Block 7286, Lot 140), Borough of Brooklyn.

462-48-A—40-36 22nd street, northwest corner of 41st avenue (3rd floor); (Block 410, Lot 38), Long Island City, Borough of Queens.

521-48-A—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

540-48-A—502-504 West 30th street, south side, 100 ft. west of 10th avenue (Block 701, Lot 43), Borough of Manhattan.

563-48-A—178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn.

568-48-A—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 201-215 West 43rd street and 200-214 West 44th street (theatre); (Block 1015, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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JULY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for more than five motor vehicles and stores to garage for

more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

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322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

513-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), reopened June 22, 1948, for consideration as to amendment of resolution.—Application, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn.

1112-22-BZ—Application of Harry M. Prince, applicant, on behalf of West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee), reopened June 22, 1948, under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

1437-23-BZ—Application of Harold L. Young, applicant, on behalf of Adjo Garage Inc., owner, reopened May 20, 1947, under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station (previously granted by the Board); premises 235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan.

982-39-BZ—Application of Paul Friedman, applicant, on behalf of Chapinald Realty Corp., owner, reopened June 22, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years (previously denied by the Board); premises 406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan.

460-32-BZ—Application of Paul Friedman, applicant on behalf of Abraham Hechter, owner, for consideration as to reopening and amendment of resolution, to permit change from parking and storage of not more than five motor vehicles, to sale of not more than five motor vehicles.—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building so as to include a motor vehicle re-

pair shop, and, also permitting the unbuilt upon space toward the front, for the storage of not more than five motor vehicles; premises 1551-1555 Coney Island avenue, east side, 100 ft. south of Avenue L (Block 6731, Lot 90), Borough of Brooklyn.

407-40-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened April 9, 1946, under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building (previously approved by the Board) of existing gasoline service station (previously granted by the Board); premises 1927-1935 Flatbush avenue and 3845-3855 Kings Highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn.

398-45-BZ—Application of Charles M. Spindler, applicant, on behalf of Stanley Kilburn, owner, reopened June 8, 1948, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted; premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

767-47-BZ—Application of Kitzler and Nurick, applicants, on behalf of Jack Resnicoff, owner, reopened February 17, 1948, under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two family dwelling) without the required set back, (previously denied by the Board); premises 404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

69-48-BZ—Application, January 26, 1948, under section 7e of the zoning resolution, of Shirley and deShaw, applicants, on behalf of Herman Burczky, owner, to permit in a residence use district the erection and maintenance of an automatic retail rental laundry, for a term of five years; premises 511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan.

89-48-BZ—Application, February 3, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Hale Cleaners & Dyers Inc., owner, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangin, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occu-

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pancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

266-48-BZ—Application, March 24, 1948, under sections 7c and 7e of the zoning resolution, of Benjamin Antin, applicant, on behalf of Sound Realty Co., owner, to permit in a residence and business use district, the erection and maintenance of a storage garage for more than five motor vehicles; premises west side, of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx.

282-48-BZ—Application, March 25, 1948, under section 7e of the zoning resolution, of David I. Shivitz, applicant, on behalf of Rose Hurwitz, owner, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry; premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

312-48-BZ—Application, March 22, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Cornell Furniture Co., owner, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

313-48-A—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

438-48-BZ—Application, May 14, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Service Stations Syndicate, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and the parking and storage of more than five motor vehicles, accessory sales and office; premises 41-02 to 41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens.

473-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee), to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted; premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

529-48-BZ—Application, June 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of Jacob W. Sherman, applicant, on behalf of Leon Emmerman, owner, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted; premises 86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

536-48-BZ—Application, June 7, 1948, under section 21 of the zoning resolution, of James E. McKillop, applicant, on behalf of Joe-Nett Realty Corp., owner, to permit in a business use, C area district, the extension to existing building on first floor using more than the area permitted; premises 848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 46), Borough of Brooklyn.

584-48-BZ—Application, June 22, 1948, under section 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of Castle Hill Associates, owner, to permit in a residence and retail use, D area district, the erection of a building (stores), in the retail use district portion, using more than the area permitted; premises 1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx.

589-48-BZ—Application, June 24, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Ann L. Marshall, owner, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence; premises 318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

628-48-A—175-04 Horace Harding boulevard, southeast corner of 175th street, and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35 General City Law re bed of mapped street—175th street).

627-48-A—35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan.

501-48-SA—Lanna Burner, Models D200, D220, D240, D260, D300, D320, D340 and D360.

304-47-SA—International Combustion Corp. Oil Burners, Series 60 and 70.

957-47-SM—Acousti-Celotex Fire Retarded with Celotex Retardant M.H-8.

480-48-SM—Pure Linseed Oil Putty.

117-48-SM—Airjet Ventilators and Vent Flue Caps.

401-48-SM—Fire-Bar, Flameproofing Compound.

CALENDAR

1047-41-SA—Hoffman 140 F Safety Dry Cleaning Units (reopened June 29, 1948, re amendment of resolution, to include Models A1, A2, B1 and B2).

397-48-SM—Capitol One and One-Half Hour Fire Test Door.

878-47-SA—Nagel Process Steam Atomizing Oil Burner.

491-31-SA—Perfection Oil Burning Heater, Models 3168, 3140, 3050 and 3040 and Ivanhoe Oil Burning Heater, Models 2150, 2050, 2140, 2040 and 2030 (reopened March 23, 1948 re amendment of resolution).

57-48-SA—Master Weld Tank & Boiler Corp., 550 Gallon Gasoline Storage Tank.

968-47-SA—Chrysler Air Temp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9 and to permit marketing under trade names, "Stokal Stoker Oil Fired Water Heater", Models WO-5 and WO-10 and WO-15; and "Viking Manufacturing Co. Oil Fired Water Heaters", Models 920, 930 and 945.

76-48-SA—Chrysler Air Temp Packaged Air Conditioners, Models 3 SCD and 5 SCA.

561-48-SA—Petroleum Hydraulic Gasoline Storage and Delivery System.

20-38-SM—Alpha Composite Beam Construction (reopened March 4, 1947 re amendment of resolution).

33-44-SM—Johns-Manville Corporation Fibretex and Johns-Manville Fibretone (acoustical materials); (reopened November 12, 1947 re amendment of resolution).

791-47-SM—Conviser Concrete Filled Steel Columns, Heavy-Weight Series.

22-48-SM—Home Guardian Fire Retarder (Flameproofing Compound).

50-48-SM—Terson—704 FRS and Terson 503 FRS (Fire resistant coated fabric).

211-48-SM—Con Glaze Elastic Glazing Compound.

330-48-SM—Allied Ventilating Systems, Inc., Paint Storage Cabinet.

417-48-SM—Pyroset D (Flameproofing Compound).

366-48-SM—Fire Chief Impregnating Compound (Flameproofing Compound).

500-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

169-38-SM—Insulex Glass Block (reopened February 18, 1947 re amendment of resolution to include approval of additional size blocks).

289-46-SM—Glastone (Lightweight concrete masonry unit faced with Vitrolite).

412-48-SA—Fuelstat Models 30EN, 30E6N and 30E9N (Oil Burner Fuel Unit).

201-47-SA—Snead Automatic Cup Beverage Dispensing Machine.

436-48-SA—Dravo Counterflow Unit Heater, Gas Fired, Models 40 SGA, 40 SG, 50 SGA, 50 SG, 75 SGA, 75 SG, 100 SGA, 100 SG, 125 SGA, 125 SG, 150 SGA, 150 SG, 175 SGA, 175 SG, 200 SGA and 200 SG.

807-46-SM—Goldsmith Metal Lath.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

576-48-A—134-17 Jamaica avenue, north side, and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street proposed widening of Metropolitan avenue).

519-48-A—1781 Victory boulevard and 576 Manor road, northwest corner (Block 371, easterly part of Lot 4), West New Brighton, Borough of Richmond.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

526-48-A—444 Coney Island avenue, west side 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

566-48-A—114-116 East 85th street, south side, 180 ft. east of Park avenue (Basement, 1st, 2nd and 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

798-46-A—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

370-48-A—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

405-48-A—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

CALENDAR

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

411-48-A—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

503-48-A—643-667 Smith street, Bulkhead dock of Smith street and Gowanus (Bay and Canal); (Block 495a), Borough of Brooklyn.

490-48-A—508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18), Borough of Brooklyn.

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

456-48-A—82-106 Pacific street and 328-346 Henry street, southwest corner (1st floor); (Block 290, Lot 13), Borough of Brooklyn.

504-48-A—6 East 76th street, south side, 150 ft. east of 5th avenue (cellar); (Block 1390, Lot 66), Borough of Manhattan.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

511-48-A—1013-1019 Central avenue (Beach 20th street), west side, 68 ft. north of Cornaga avenue (basement and 1st floor); (Block 212, Lots 1 and 9), Far Rockaway, Borough of Queens.

603-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 27, 1948 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 27, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

534-48-A—401-435 East 34th street and 34-37 Marginal street, northwest corner, and 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots 1-4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan.

541-48-A—46-04 31st avenue, southeast corner of 46th street (Block 725, Lot 25), Long Island City, Borough of Queens.

573-48-A—21-33 North 11th street and west side of Kent avenue, from North 11th to North 12th streets (Block 2287, Lot 1), Borough of Brooklyn.

453-48-A—631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, entire block (basement and 1st floor); (Block 5255, Lot 1), Borough of Brooklyn.

533-48-A—223 West 42nd street and 1671-1677 Broadway, northwest corner (Block 1024, Lot 21), Borough of Manhattan.

558-48-A—346-348 Cumberland street, west side, 52 ft. south of Fulton street (1st floor); (Block 2005, Lot 53), Borough of Brooklyn.

617-48-A—144 Beach 64th street, east side, 226 ft. south of Larkin street (Block 356, Lot 30), Arverne, Borough of Queens.

555-48-A—3825 Corlear avenue, southwest corner of West 240th street and southeast corner of Tibbett avenue (Block 3414B, Lots 40, 48, 50, 55, 59, 65, 69, 73 and 74), Borough of The Bronx.

514-48-A—3-5 East 53rd street, north side, 125 ft. east of 5th avenue (1st floor and roof extension); (Block 1289, Lot 6), Borough of Manhattan.

585-48-A—92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan.

586-48-A—28-30 West 4th street, southeast corner of Greene street (Block 535, Lot 24), Borough of Manhattan.

590-48-A—1946-1952 Flatbush avenue (1958 displayed), southwest corner of Kings Highway (Block 7817, Lot 37), Borough of Brooklyn.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

606-48-A—27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3555), Borough of Brooklyn.

607-48-A—50-14 to 50-18 186th street, west side, 31.02 ft. and 71.02 ft. south of Peck avenue, 185-18 to 186-04 Peck avenue, southeast and southwest corners of 186th street and 50-25 to 50-29 186th street, east side, 102.39 ft. to 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40, 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens.

608-48-A—2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx.

609-48-A—65-02 to 65-42 79th street, southwest corner of Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens.

614-48-A—2150 East 27th street, west side, 31 ft. 4¾ in. south of Gravesend Neck road (2nd floor); (Block 7359, Lot 32), Borough of Brooklyn.

615-48-A—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan.

616-48-A—9526-9530 Ditmas avenue, southwest corner of East 96th street (Block 8121, Lots 48 and 49), Borough of Brooklyn.

618-48-A—328-338 Wythe avenue, southwest corner of South 1st street (4th floor and yard); (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn.

629-48-A—920 East 149th street, south side, 250 ft. east of Bruckner boulevard (Block 2599, Lot 100), Borough of The Bronx.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

613-48-A—Re Manufacture, storage and sale of inflammable mixture known as "Polyco" (bubble solution) in New York City.

626-48-A—3121-3127 Kings Highway and 1374-1378 East 32nd street, northwest corner (basement and 1st floor); (Block 7667, Lot 75), Borough of Brooklyn.

640-48-A—220-222 East 125th street, south side, 230 ft. east of 3rd avenue (Block 1789, Lot 39), Borough of Manhattan.

CALENDAR

645-48-A—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Regular Meeting of June 29, 1948).

434-16-BZ

APPLICANT—Saul Goldsmith, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application for consideration — reopening and amendment of resolution — re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business and unrestricted use district, the extension of an existing building, with a door in the rear to be used as a driveway, and the additional uses of office, salesroom and motor vehicle repair shop, for a term of 10 years.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner (Block 2021, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the usual procedure to consider amendment of resolution and consideration of a new proposal as to automobile door to Bedford place.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

787-19-BZ

APPLICANT—Kitzler and Nurick, for 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet Inc., lessee).

SUBJECT—Application for consideration — reopening re changes and additional use — re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, interior changes and new exit on 5th street with additional use of welding and spraying; (previously granted by the Board for erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop).

PREMISES AFFECTED—343-361 4th avenue, east side, from 4th to 5th streets, 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: Edw. Hoffman, Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

1460-23-BZ

APPLICANT—Reginald S. Hardy, for Coney Realty Corp., owner.

SUBJECT—Application for consideration — reopening to consider new proposal — re Application (decision of the superintendent of buildings) previously granted on condition, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles (reopened and denied by the Board re erection of a building to be used as auto sales and showroom in connection with existing garage).

PREMISES AFFECTED—1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

328-34-BZ

APPLICANT—S. S. Meyers, for Max Mirowitz, owner.

SUBJECT—Application for consideration — reopening and extension of term of variance — re Application (decision of the commissioner of buildings) previously granted on condition, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles, for a temporary period.

PREMISES AFFECTED—1449 Vyse avenue, west side, 100 ft. south of Jennings (Block 2987, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: S. S. Meyers and A. H. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

252-47-BZ

APPLICANT—Harry M. Prince, for 23rd Street Associates, Inc., owner., (La Raine Construction Corp., lessee).

SUBJECT—Application for consideration — reopening and new proposal — re Application (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and retail use district, the change in occupancy of auditorium space on first and cellar floors to business use (previously denied by the board re change of occupancy from church use to theatre use in portion of auditorium).

PREMISES AFFECTED—208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Max B. Raine.

For Opposition: Nina M. Mazzalano and Charles M. Immordina.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

835-47-BZ

APPLICANT—William J. Burke, for E. Koeppel, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a residence use, C area district, the extension to an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn).

PREMISES AFFECTED—162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, F. B. Parker and E. Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

378-46-SA

APPLICANT—Homease Products Division, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional name—re Homease Oil Burner (previously approved).

APPEARANCES—

For Applicant: John W. Schulz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (378-46-SA)

WHEREAS, Homease Products Division, Inc., owner, filed on May 23, 1946, an application with the Board of Standards and Appeals for approval of the appliance known as the Homease Oil Burner; and

WHEREAS, this appliance was approved by the Board on June 25, 1946; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 25, 1946 by adding thereto:

“... that this burner may also be sold by Montgomery Ward Company as the Ward Burner on condition that in all other respects the requirements of this resolution shall be complied with.”

620-40-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional names—re Fiberglas Thermal and Sound Insulation (previously approved).

MINUTES

APPEARANCES—

For Applicant: Harold Perrine.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1047-41-SA

APPLICANT—Irving M. Fenichel, for U. S. Hoffman Machinery Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Hoffman 140F Safety Dry Cleaning Units, (previously approved).

APPEARANCES—

For Applicant: Irving M. Fenichel, R. A. Schlaak and John J. Flynn.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

135-48-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re new model numbers—re Erie Gasoline Pumps, Models 129-2 and 229-2 (previously approved).

APPEARANCES—

For Applicant: Frank E. Carney.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, JULY 7, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 15, 1948, were approved as printed in the Bulletin of June 22, 1948, Vol. 33, No. 25.

ZONING APPLICATIONS

1202-21-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet—reopened April 20, 1948.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ludwig P. Bono and Samuel W. Meesel.

For Opposition: M. Gabriel, Louisa Hunter, Samuel K. Abrahams and J. L. Hermerter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

921-26-BZ

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop (reopened March 23, 1948).

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., at the request of the Board, for inspection.

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; (reopened March 23, 1948).

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., at the request of the Board, for inspection.

712-47-BZ

APPLICANT—Lama and Proskauer, for L & G Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Phillips.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M., for further consideration and to obtain records from the Department of Housing and Buildings.

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1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Anna Lamb and Lucy Gutherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for submission of revised plans.

8-48-BZ

APPLICANT—Samuel Roth and Herman Kron, for Domenick Marco Cicero, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M., at the request of the Board.

93-48-BZ

APPLICANT—M. Martin Elkind, for K & L Auto Electric Service, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to existing building on first floor to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and Emil Kohler.

For Opposition: Bertha Brecht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection by a committee of the Board and for decision without further argument. Applicant to obtain new decision that applies to the use proposed.

132-48-BZ

APPLICANT—Lama and Proskauer, for Giuseppe L. Carulli, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from private stable to store on first floor and two families on second floor.

PREMISES AFFECTED—393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Giuseppe L. Carulli and L. Vollan.

For Opposition: Mrs. P. Stellato, Mrs. M. R. Judge, Mrs. A. M. Crawford and Pierce W. Grace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

144-48-BZ

APPLICANT—Jack Z. Cohen, for Clara F. Ponzio, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Jack Z. Cohen and Richard Nussbaum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., at the request of the Board, for inspection.

155-48-BZ

APPLICANT—James E. Casale, for Beatrice D. Maroney, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Krisel, John Dowling, Martin Fine and Martin Lipman.

For Opposition: Thomas E. Huser and Gwendalyn B. Sands.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M., for objector to file an administrative appeal.

204-48-BZ

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2, and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama and Angelo Aragona.

For Opposition: Dorothy Crawford.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

275-48-BZ

APPLICANT—Lama and Proskauer, for Pauline Hanisch, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Alan Rutstein.

For Opposition: Jacob Herseh, Anna K. Schilling and Harry A. Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

297-48-BZ

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys).

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Frank Davenheimer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

416-48-BZ

APPLICANT—William Farrell, for Carmela D'Agostino, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7a of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, automobile show room and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district.

PREMISES AFFECTED—2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: William Farrell, Mrs. M. T. Carlin, Anthony Nappi and Marie McLean.

For Opposition: Frank DeMarco, and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

420-48-BZ

APPLICANT—Charles M. Spindler, for Douglas Baker, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office.

PREMISES AFFECTED—53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and L. Baker.

For Opposition: Abraham Glassner and Charles Liade.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 10 A.M., for further consideration. Applicant to file revised plans.

418-48-BZ

APPLICANT—Alberico Pompa, for Triboro Development Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a plot.

PREMISES AFFECTED—39-08 to 39-14 209th street, west side, 208-08 to 208-16 39th avenue, south side, 39-05 to 39-11 208th street, east side and 208-09 to 208-11 41st avenue, north side (entire block); (Block 6215, Lots 10 and 30), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alberico Pompa and Frank X. Walsh.

For Opposition: Robert H. Glynn, J. J. Dobbs and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. Applicant to establish lots for each of the two buildings and to file application with the borough superintendent as multiple dwellings.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

288-34-BZ

APPLICANT—Burke, Morrison and Green, for Cross Bay Blvd., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten years; (reopened April 6, 1948).

PREMISES AFFECTED—137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens.

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APPEARANCES—

For Applicant: William J. Burke.
For Opposition: Morris Heller and Donald Giordano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Park Dep't.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (288-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises northwest corner of Cross Bay boulevard and Albert road (Block 2298, Lot 45), Ozone Park, Borough of Queens, was denied by the Board on April 2, 1935; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, accessory sales and office, for a term of ten (10) years, affecting premises 137-38 to 137-48 Cross Bay boulevard and 90-21 to 90-31 Albert road, northwest corner (Block 11409, Lot 45), Ozone Park, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on April 6, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to July 7, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cross Bay boulevard is in a business use, D area, Class 1 height district; Albert road and the site are in residence and business use, D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated February 27, 1948, re Alt. Applic. 200-48, reads:

"1. The use of the above located premises for a Gasoline Service Station, lubritorium, auto washing, office and accessory sales is contrary to article 2, sections 3 and 4 of zone resolution as premises are within a business and residence zone."

and

WHEREAS, the applicant states that the premises consist of a plot 113.21 ft. front by 114.31 ft. in depth (irregular) on which is located a one-story cement block building use for storage of building materials, screens, etc. (31.67 ft. by 85 ft.); that it is proposed to convert the existing structure by removing the existing flat roof and rebuilding it with a shingled gable roof; that the street walls will be rebuilt of face brick and the northerly 25 ft. of the building will be removed to center building on the plot and provide space for landscaping; that it is proposed to install six 550 gallon approved type gasoline tanks and four dispensing pumps, also to install two 30 ft. curb cuts on Cross Bay Boulevard; that the building, when converted, will be 60 ft. by 31 ft., 8 in., one story 16 ft. in height, of Class 3 construction; and

WHEREAS, the applicant contends that the subject site is entirely within a business zone, except for a very small triangle (approximately 2 square feet) at the rear which is in a residence zone and which will not be used for gasoline station purposes; that property immediately to the north of the site (Block 11409, Lot 10) is an auto showroom under the same ownership as the site; that abutting site to the west is a one-family dwelling, the light and air for which will be considerably improved by the removal of the northerly 25 feet of the present building, affording air circulation through the rear yards; that Cross Bay boulevard in this area is developed principally with automotive uses, including gas stations in Block 11372, Lot 80; Block 11406,

Lot 32 and Block 11544, Lot 20 as well as open air sale of used auto parts in Block 11529, Lots 25, 41 and 46; that Cross Bay boulevard is a very heavily traveled traffic artery, 150 ft. wide, well suited to gasoline station use, and the modern landscaped parkway type of service station proposed will be a considerable improvement over the cement block storage building now occupying the site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent dated February 27, 1948 on Alt. Applic. 200-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

44-35-BZ

APPLICANT—Arthur Haaren, for Kesbec, Inc., owner (Arthur O. Leuck, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station (previously granted by the Board) to include lubrication, car washing and motor vehicle repairs; (reopened March 23, 1948).

PREMISES AFFECTED—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: A. Haaren and James McCoker.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (44-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 46-03 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lot 1), Woodside, Borough of Queens, was granted by the Board on May 21, 1935, on certain conditions; and

WHEREAS, the resolution was amended on June 18, 1935 and May 9, 1939; and

WHEREAS, extensions of the term of variance and time to complete the work, have been granted from time to time, the last such extension having been granted on February 25, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 21 of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubrication, car washing and motor vehicle repairs, affecting premises 46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to July 7, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 46th street is in residence and business use, B area and Class 1½ height districts; Laurel Hill

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boulevard and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 6, 1948, re N.B. Applic. 815-48, reads:

"1. The proposed erection of a gasoline service station, lubrication, minor repairs and car washing in a business district is contrary to Art. II, Sec. 4 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 153.08 ft. frontage by 81.32 ft. in depth, irregular, on which is located a building 59 ft. front by 32 ft. in depth, irregular, one story in height of class 3 construction, used in conjunction with existing gasoline service station; that it is proposed to erect a new building 51 ft. 6 in. by 30 ft. (irregular) one story, 15 ft. in height, of Class 3 construction, to be used as a lubritorium, car laundry, storage room and office; that it is proposed to move the pumps; and

WHEREAS, the applicant contends that this application is made under section 21 on the grounds of unnecessary hardship to the owner; that the present contour of the premises is most irregular because this site is only what remained after the City of New York took the entire frontage of the original lots in condemnation for the widening of Laurel Hill boulevard; that this irregular shape of the property, the elevated structures erected by the City of New York for the connecting Highway and the character of the surrounding area make this site particularly unadaptable to a conforming use in the neighborhood where it is located; that because of the widening of Laurel Hill boulevard, the gasoline pumps, as presently located, are too near the curb and sufficient room does not remain between the pumps and the present accessory building so that the pumps can be moved further back on the premises; that the only solution is to build an entirely new building, as the present one is antiquated and inadequate and it is not practical to move it back further to the rear of the site; that however, the new gasoline service station which the owner proposes to erect on the premises, together with the other alterations shown on the plans, have been estimated to cost, at 1947 prices, about \$30,000, which added to the purchase price of \$27,000 for the property, makes a total investment of approximately \$57,000; that it is not practical for the owner to invest that amount of money for these improvements, even though they are necessary for proper and adequate service to the motoring public at this site, without a permanent variation therefor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to to substantiate a basis of appeal under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated February 6, 1948 on N.B. Applic. 815-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

706-47-BZ

APPLICANT—Lama and Proskauer, Sadie V. Owens, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, part of Lot 53), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Emanuel H. Mandelbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (706-47-BZ)

WHEREAS, Lama and Proskauer for Sadie V. Owens, owner, filed July 11, 1947, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as a gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop, affecting premises 162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, Part of Lot 53) Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin, and laid over to July 7, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Union turnpike is in local retail and retail use, D area and Class 1 height districts; 164th street is in residence and retail use, D area and Class 1 height districts; and the site is in a retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1947, re N.B. Applic. 1911-47, reads:

"1. The proposed erection of a structure in a business use district to be used for gasoline service station, auto laundry, lubritorium, auto repairs and office, is contrary to Art. II, Sec. 4a, subdivision 46 and 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of an irregular plot, 102.78 ft. front by 103.20 ft. in depth, presently vacant; that it is proposed to erect a building 47 ft. front by 46 ft. in depth, one story, 13 ft. 4 in. in depth, irregular, to be used as a gasoline service station, office, lubritorium, auto laundry and motor vehicle repair shop; that it is also proposed to install eight 550-gallon gasoline storage tanks and two pump islands with 8 pumps; and

WHEREAS, the applicant contends that this site because of its location being at the intersection of two main automobile traffic roads lends itself for a gas service station; that at present there is a gasoline service station in Block 6972, Lots 29 and 31, Block 7014, Lot 2 is improved with a diner; that the balance of Lot 53, Block 6857 will be improved with a conforming use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated June 26, 1947 on N.B. Applic. 1911-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

709-47-BZ

APPLICANT—Lama and Proskauer, for Eugene Marcus, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7A of the zoning resolution, to permit in a business use, C area district, the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted.

PREMISES AFFECTED—5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (709-47-BZ)

WHEREAS, Lama and Proskauer, for Eugene Marcus, owner, filed July 22, 1947, an application under sections 21 and 7A of the zoning resolution, to permit in a business use, C area district, the change in occupancy from one store and five families to five stores and four families and the extension of existing building, using more than the permitted area with show widows nearer to the residence use district than permitted, affecting premises 5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin; and laid over to July 7, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 4th avenue and the site are in a business use, C area, Class 1¼ height district; 59th street is in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1947, re Alt. Applic. 1970-47, reads:

"1. Bldg. to be extended will exceed in area for 'C' zone—contrary to Art. IV sect. 13 of zone resolution.

2. Show windows beyond the 25 ft. limitation as shown is contrary to Art. II sect. 7A of Zone Resolution, as plot adjoins Residential zone."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. 2 in. front by 80 ft. in depth on which is located a building 25 ft. 2 in. front by 70 ft. in depth, three stories 33 ft. in height, presently occupied as a store and one family on first floor and two families on each of 2nd and 3rd floors; that it is proposed to extend the building on first floor 10 ft. to cover the entire plot, one story in height, of Class 3 construction; that it is proposed to divide the corner store into two stores and remove the one family in rear and create three additional stores; and

WHEREAS, the applicant contends that the premises presently occupy more than 75% of the area of the plot on the 1st floor; that the present 10 ft. yard has been the cause of much disturbance in the neighborhood, inasmuch as it is used as a dumping ground; that the creation of additional stores on the 59th street front will in no way affect the adjoining properties but will improve the block, as it will move an existing iron fence which is an encroachment on the sidewalks; that the majority of the property owners abutting this property have been approached and they have no objection to additional stores on 59th street as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision A, of the zoning resolution and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to area, and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated June 25, 1947 on Alt. Applic. 1970-47 be and it hereby is affirmed and that the application be and it hereby is denied.

7-48-BZ

APPLICANT—Jacob Lubroth, for Marchville Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building on first floor, using more than the permitted area.

PREMISES AFFECTED—35 Herzl street, east side, 70 ft. north of Pitkin avenue and 1573 Pitkin avenue, northeast corner of Herzl street (Block 3495, Lots 1 and 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (7-48-BZ)

WHEREAS, Jacob Lubroth for Marchville Realty Corporation, owner, filed January 6, 1948 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building on first floor, using more than the permitted area, affecting premises 35 Herzl street, east side, 70 ft. north of Pitkin avenue (Block 3495, Lot 2), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin, and laid over to July 7, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Herzl street, Pitkin avenue and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1948 on Alt. Applic. 4285-47, reads:

"1. Area of new extension exceeds permissible area under sect. 13 Art. IV of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a building 20 ft. front by 55 ft. in depth, 3 stories, 35 ft. in height, presently used as a retail store, in conjunction with stores located at 1573 and 1575 Pitkin avenue; that it is proposed to extend the existing store 55 ft. in the rear (irregular), one story, 15 ft. in height, to be used by the store; and

WHEREAS, the applicant contends that the building under appeal is occupied as follows: 1st floor as part of a store combined with stores around the corner at 1573-1575 Pitkin avenue; 2nd floor as a law office in conjunction with apartment in rear and 3rd floor as one apartment; that the owner of the premises in question is also the owner of 1573 Pitkin avenue but only a tenant of the adjacent premises 1575 Pitkin avenue for which he has held a lease since 1930 which expired in June 1947 and he is now a month to month tenant; that the owner of 1575 Pitkin avenue refused to renew the lease unless an exorbitant increase in rent is agreed to; that he knows he will be compelled to vacate the premises at some future time and therefore desires to extend his own property in order to gain some additional space to compensate him, in part, for the space lost; that the area of the proposed extension is only about 60% of the store area in 1575 Pitkin avenue besides the loss of space on the upper floors in that building; that the premises under appeal have been owned by the present owner since June 30, 1942 and at that time it was permissible under the zoning resolution to make the improvement as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to

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substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated May 10, 1948 on Alt. Applic. 4285-47 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

178-48-BZ

APPLICANT—Henry George Greene, for T. L. & L. Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure, using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of Americas (6th); (Block 593, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: George Henry Greene and G. M. Klopsteel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (178-48-BZ)

WHEREAS, Henry George Greene for T. L. & L. Corporation, owner, filed an application under sections 7c and 21 of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure using more than the area permitted, affecting premises 1 to 5 Greenwich avenue, 2-6 Christopher street, and 403-415 Avenue of the Americas (Block 593, Lot 13), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin, and laid over to June 22, 1948, then to July 7, 1948, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Greenwich avenue is in local retail and restricted retail, C area, Class 1¼ height districts; Christopher street is in residence, local retail and restricted retail use, C area, class 1¼ height districts; Avenue of the Americas is in a restricted retail use, C area, class 1¼ height district; the site is in residence and restricted retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated February 25, 1948 on amendment to Alt. Applic. 27-48 reads:

"2. Repeat. Extension of commercial structure for use as stores in a residence district is contrary to Art. II, Sec. 3 Z.R.

3. Repeat. Coverage in a restricted retail area 'C' district as shown by plans filed is contrary to Sections 19 and 13b Z.R.

4. Coverage in a residence district—area 'C' is contrary to Section 19 and 13b Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 ft. 2¼ in. frontage by 80 ft. in depth (Avenue of the Americas), 107 ft. 9½ in. frontage by 76 ft. 9¼ in. in depth (Greenwich avenue), 76 ft. 9¼ in. frontage by 107 ft. 9½ in. in depth (Christopher street), on which are located a diner, flower shop, market and restaurant; that the diner is to be removed; that it is proposed to reconstruct and extend the existing buildings to cover the

entire plot, one story, 9 ft. 6 in. and 15 ft. 6 in. in height, of class 3 construction, to be used as restaurants and stores; that there will be an off street delivery entrance on Christopher street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution, as to extension of use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 21 thereof, to permit the construction of the proposed store building as indicated on revised plans marked "Received July 6, 1948," three sheets, *on condition* that all existing non-conforming uses, if any, shall be removed from the premises and the premises shall be constructed as indicated on such plans; that the building shall be constructed in accordance with the requirements of the Board of Transportation in so far as they have interest in the premises in view of the subway construction built below and the proposed entrance to the subway; that there shall be no windows constructed on the lot line walls to the west or south; that all delivery and receiving of goods shall be within the building in the off-street parking space marked "delivery entrance" and no delivery or receipt of goods or material shall be from Christopher street; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

210-48-BZ

APPLICANT—Harry Hurwit, for Lenore Garage Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage, (first and second floors) and the change in occupancy of third floor from office and storage to storage garage.

PREMISES AFFECTED—404-408 East 49th street, south side, 100 ft. east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit and Max W. Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (210-48-BZ)

WHEREAS, Harry Hurwit, for Lenore Garage Inc., owner, filed March 3, 1948, an application under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing garage (first and second floors), and the change in occupancy of third floor from office and storage to storage garage, affecting premises 404-408 East 49th street, south side, 100 feet east of 1st avenue (Block 1360, Lot 44), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and

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WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a local retail use, B area and Class 1 and 2 height district; East 49th street and the site are in residence and local retail use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1948, re Amend. to Alt. Applic. 2047-47, reads:

"2. Reocat. Proposed change in use of third floor from office and storage to garage in a residence use district is contrary to sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. front by 100.5 ft. in depth on which is located a building covering entire plot, 3 stories, 44 ft. in height, of Class 1 construction, presently used as a storage garage, office and storeroom; that it is proposed to change the occupancy of the third floor from office and storeroom to storage garage; that there are no changes to be made in building and facade will remain the same; and

WHEREAS, the applicant contends that since the building consists of only three stories and the top floor constitutes one third of the area of entire building, it is most important that it be utilized as requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of occupancy to include the use of the third floor for a garage for more than five cars in conjunction with the first and second floors now being so used, as proposed and as indicated on plans filed with this application marked "Received March 18, 1948," four sheets, *on condition* that the building shall not be increased in height or area; that the existing gasoline storage system within the building may be continued; that no gas shall be sold to passing motor vehicles; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

342-48-BZ

APPLICANT—William J. Burke, for Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners (Floral Park Motor Sales, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and retail use, D area district, the extension to existing auto show room using more than the area permitted, and without the required rear yard to be used as an auto show room for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake testing, parts department and office.

PREMISES AFFECTED—256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 193 and 50), Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke and John F. Fitzsimons.

For Opposition: Sophie Smith and Henry G. Hegelschwerdt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (342-48-BZ)

WHEREAS, William J. Burke, for Francis S. Riley, Margaret E. Dervin and John F. Hannan, owners, Floral Park Motor Sales, lessee, filed April 15, 1948, an application under sections 7i, 7c and 21 of the zoning resolution, to permit in residence and retail use, D area districts, the extension to existing auto showroom using more than the area permitted, and without the required rear yard to be used as an auto showroom for new and used motor cars, motor vehicle repair shop, lubritorium, welding, body and fender repairs, painting and spraying, wheel alignment, brake-testing, parts department and office, affecting premises 256-01 Jamaica avenue, 87-95 to 87-107 256th street, northeast corner and 87-96 257th street (Block 8831, Lots 5, 9, 193 and 50) Floral Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 256th street and 257th street is in residence and retail use, D area and Class 1 height districts; Jamaica avenue is in a retail use, D area and Class 1 height district; the site is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1948, re Alt. Applic. 355-48, reads:

"1. The proposed extension of an existing auto showroom new and used cars, repairs and servicing, lubrication, welding, body and fender work, painting and spraying, parts department, wheel alignment, brake testing and offices in a retail district extending into residence district is contrary to Art. II, Sec. 3 and 4 of zoning res.

2. The area occupancy of structures is in excess as permitted by Art. IV, Sect. 4 and 19 (c) of zoning res.

3. Plot abutting a residence district requires a rear yard in conformity with Art. 17 of the zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot 120 ft. front by 131.7 ft. in depth, irregular, on which is located a building, 40 ft. by 111.70 ft. one story and mezzanine, used as an automobile showroom, repairs and servicing of cars dealt in by the automobile agency (Ford); that it is proposed to erect an extension to the east of present building, 80 ft. wide by 114.82 ft. in depth, set back 17 ft. from Jamaica avenue, to be used for repairs and servicing of cars and for a parts department; that the front of present building will continue the sale of autos and rear will be used for body and fender work, painting and welding; and

WHEREAS, the applicant contends that a 10 ft. wide driveway to 257th street is proposed; that Jamaica avenue is the main auto highway leading east and west thru Long Island and therefore this building is entirely in keeping; that within the affected area, Block 8830, Lot 54, is developed with a gas service station; that Jamaica avenue, west of 256th street, is crossed by an unsightly overhead railroad viaduct which renders Jamaica avenue unsuitable for any but non-conforming uses at this point; that the property directly across Jamaica avenue is in Nassau County and is a heavy commercial zone as classified under the zoning resolution of the Incorporated Village of Floral Park; that this heavy commercial zone permits the erection of auto repair shop or any other use that also would be permitted in an unrestricted zone in the City of New York; that the present and proposed extension will not have any openings in the rear walls and so the property to the rear will not be affected; that the expanding business of this agency makes necessary the full use of the site; that the driveway leading to 257th street will be permanently open and provide permanent

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light and air to the property adjacent on the north and south sides; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and 7i as to minor repairing, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standard and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7c, 7i and 21 thereof, to permit the extension of use as proposed and as indicated on revised plans filed with this application marked "Received July 6, 1948," two sheets, on condition that the building shall be used and occupied in conjunction with the existing corner building as a sales agency and permitting within the proposed building the servicing of cars including minor repairs mainly with hand tools; that the space at the rear to the north for a distance of 20 ft. shall be left open and unbuilt upon and also unused and landscaped and fenced in with substantial fencing with 3' gates for access; that there shall be no windows in the proposed building to the north or west and no windows shall be erected in the northerly wall of the existing corner building; that there shall be no access for any purpose from 257th street as originally proposed; that the building shall not exceed one story in height and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

393-48-BZ

APPLICANT—Noah N. Sherman, for Patricia Realty, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the two story extension to existing factory and office building on vacant lot adjoining existing building.

PREMISES AFFECTED—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Opposition: Louis Cohen and Joseph Strunsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (393-48-BZ)

WHEREAS, Noah N. Sherman for Patricia Realty, Inc., owner, filed April 27, 1948, an application under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the two story extension to existing factory and office building on vacant lot adjoining existing buildings affecting premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in a retail use, B area and Class 1½ height district; West 54th street is in residence and retail use, B area and Class 1½ height districts;

that the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1948, re amend. to Alt. Applic. 524-48, reads;

"1. Proposed new 2 story extension to present factory and office building in a residence use district is contrary to Sec. 3, Art. II, zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. frontage by 100 ft. 5 in. in depth, irregular, on which is located a building, 25 ft. front by 56 ft. 25½ in. in depth, irregular, two stories, 22 ft. 2 in. in height, of Class 4 construction on Lot 8; that Lot 7 is vacant; that the existing building is used as a woodworking shop on 1st floor and as office on 2nd floor; that it is proposed to erect on Lot 7, a building 25 ft. front by 56 ft. 25½ in., 2 stories, 22 ft. 2 in. in height, of Class 3 construction, to be used as a woodworking shop and storage on 1st floor, offices on 2nd floor; that equipment will consist of 1 radial arm saw, ¾ H.P.; 1 saw table 8 in., ½ H.P.; 1 jointer 4 in., ⅓ H.P.; 1 band saw, ⅓ H.P.; 3 skill saws, ⅓ H.P.; 3 electric hand drills, ⅓ H.P. all are portable; and

WHEREAS, the applicant contends that the existing first and second floors at 351 West 54th street have been and are now used as a factory and office building since approximately 1893; that the present building was altered in 1948 per alteration plans 1162-47 and a new Certificate of Occupancy 33817-48 issued March 18, 1948; that the proposed two story brick extension to be built on lot 7, to present two story factory and offices, with extended use on first floor as woodworking shop and storage of building contractor's equipment, and extended use on second floor as offices, will not be detrimental to any of the properties directly affected; that the proposed new two story extension and occupancy will be an improvement to the block inasmuch as the present vacant lot is too narrow for a residential building; that said vacant lot would cause the present owner undue hardship to continue said parcel of land as such; that approximately 12 years has elapsed since the change of zone of West 54th street between 8th and 9th avenues from business to residence use and there has not been any improvement of a residential character on West 54th street between 8th and 9th avenues; that the alteration in 1947 to 351 West 54th street has eliminated the previous undesirable frame building class 4 construction to a building comparable to class 3 construction by modernizing same with waterproof cement stucco front and back and the reinforcing of first and second floor loads with new steel as shown on plans filed with this application; that the proposed new two story building extension will be of brick and concrete block, class 3 construction and will undoubtedly help to modernize and beautify this portion of West 54th street; that this building will be occupied by the Hackart Construction Company who are general building contractors; that the present first floor will be used by this company as a woodworking shop for light assembly of wood fixtures and paneling, requiring the use of light portable woodworking equipment, and no woodworking equipment of a permanent nature will be installed; that major woodworking will be subcontracted to regular millworking shops; that the new extension first floor area will be used for storage of contractor's equipment, the assembly of cabinets, fixtures and wood panels, and the preparing of same for shipment to jobs; that the second floor occupancy will be for offices, estimating offices, conference work rooms and general office work; that a search of the records failed to indicate the date of erection of 351 West 54th street except that it was altered in 1873 and again in 1901; that the previous building on vacant lot 7 known as 353 West 54th street which was used as a carpet cleaning factory building in conjunction with 351 West 54th street and was erected prior to 1873 and demolished November 5, 1936; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper

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case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 7c to permit the extension of use as proposed and as indicated on plans filed with this application marked "Received April 27, 1948," 10 sheets, and "June 3, 1948," 1 sheet, *on condition* that the building shall not exceed in height or area that shown and proposed on such plans; that the existing building on lot 8 shall not be increased in height or area; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 394-48-A; that the rear portion of lot 7, proposed to be left unbuilt upon shall be enclosed where fences or walls do not already exist with substantial fences of the chain link type or masonry walls; that the unbuilt upon portion shall be landscaped and maintained in presentable condition at all times; that no rubbish shall be allowed to accumulate thereon; that the use of the premises shall not exceed what is proposed and shall at no time be occupied as a planing mill or general woodworking establishment; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

421-48-BZ

APPLICANT—William J. Boegel, for St. Elizabeth's R.C. Church, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a building (school) using more than the area permitted.

PREMISES AFFECTED—269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

APPEARANCES—

For Applicant: William J. Boegel and William F. Ellis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (421-48-BZ)

WHEREAS, William J. Boegel for St. Elizabeth's Roman Catholic Church, owner, filed May 7, 1948 an application under section 21 of the zoning resolution, to permit in a residence use B district, the erection and maintenance of a building (school) using more than the area permitted, affecting premises 269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608 to 614 West 187th street, (Block 2166, Lots 66, 67 and 70), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 187th street is in residence and business use, B area, Class 1¼ height districts; Wadsworth avenue and the site are in a residence use, B area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1948 on N.B. Applic. 67-48, reads:

"4. The area of coverage of proposed bldg. is in excess of that permitted in a Residence Use District and

B area District as per sec. 12 Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth on Wadsworth avenue and 97 ft. frontage by 100 ft. in depth on West 187th street, presently vacant; that it is proposed to erect a building 97 ft. front by 56 ft. 6 in. on West 187th street and 50 ft. front by 120 ft. 6 in. on Wadsworth avenue on 1st floor, typical floor 50 and 97 ft. front by 98 and 56 ft. 6 in. in depth, six stories, 73 ft. 6 in. in height, to be used as a school, auditorium and convent; and

WHEREAS, the applicant contends that the proposed school and convent building is to replace for use in this neighborhood the school building damaged irreparably by fire on October 25, 1947; that the old building is not on the site of the new but located one block west on lot 52 at 187th street and Broadway; that the business use district line of St. Nicholas avenue adjoins the plot within 3 ft. on the east, and business use has been and is now maintained on the southeast corner of Wadsworth avenue and 187th street, now zoned for residence use; that lawful coverage of the property is maintained above the second floor level; that excess coverage of the property is for approximately 21 ft. above the mean curb level, but only approximately 13 ft. above the court bottoms of adjoining buildings; that some light and air is assured for court B which could legally be cut off by shifting the bulk of the building; that space requirements of the property owners are such that loss of the requested coverage of the property would seriously hamper the program of community activity, in connection with a building of this type; that all other objections will be complied with; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension in area as proposed and as indicated on plans filed with this application marked "Received May 7, 1948," nine sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

429-48-BZ

APPLICANT—Charles M. Spindler, for Manuel Schultz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (429-48-BZ)

WHEREAS, Charles M. Spindler, for Manuel Schultz, owner, filed May 12, 1948, an application under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in business use, D area and Class 1 height districts; 82nd avenue and the site are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1948, re N.B. Applic. 2529-48, reads:

"1. The erection of a bldg. exceeding allowable area for a D district is contrary to Art. 4, Section 14 Zone Resolution. Not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot 72 ft. 3 in. front by 148 ft. 6 in. in depth (irregular) presently vacant; that it is proposed to erect a building 72 ft. 3 in. front by 120 ft. 5 in. in depth (irregular) on 2nd floor, 1 and 2 stories, 12 and 24 ft. in height, of Class 3 construction, to be used as stores and offices; and

WHEREAS, the applicant contends that the 2-story portion will conform to the area requirements; that the one-story portion is in excess of the permitted area; that premises consist of a vacant plot of ground lying principally in a business zone with a small triangular piece at rear (approx. 600 sq. ft. in area) in a residence district, which area will be left vacant; that the plot area is as follows:

Total area of plot.....	7705 sq. ft.
Area in business zone.....	7115 sq. ft.
Permissible coverage (55%).....	3913 sq. ft.
Area of 2nd floor.....	3867 sq. ft.—55%
Area of 1st floor.....	6018 sq. ft.—85%
Excess coverage—1st floor only..	2105 sq. ft.—30%

that the area zone of business use portion of plot was changed from C to D on June 30, 1947 and the height zone of this portion was changed from 1¼ to 1 on the same date; that in computing these percentages, only the business portion of the plot is figured, although open area in residential portion provides light and ventilation; that the site is adjoined on the west by a 1 and 3-story building occupied as a cabaret and dwelling; that this building is 82 ft. in depth, which is greater than the depth of the proposed building; adjoining the site to the east is a six-story apartment which due to the street grades is eight stories high on the Queens Blvd. frontage; that level with the Queens Blvd. grade (which is the cellar of the apartment house) is a garage which abuts the east lot line; that the garage starts 44 ft. south of the southerly building line of Queens Boulevard and is the entire length of the apartment building; that the wall of this garage is approximately 12 ft. above the Queens Blvd. grade and is topped with an iron railing approximately 3 ft. high; that the roof of the 1-story portion of our building will approximate the level of the garage roof; that the window sills of the floor immediately above the garage are approximately 2 ft. above garage roof; that the erection of the excess area of our building will not detract one iota from the ventilation of the apartment; that adjoining on the rear is a two story building occupied as a dancing school; that this building is in the center of a large plot and the proposed building could not in any way detract from their light and ventilation; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant

under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of area of the building as proposed and as indicated on plans filed with this application marked "Received May 12, 1948," seven sheets, *on condition* that the proposed one story section shall not be increased in height or area; that at the rear there shall be a portion of the plot left unbuilt upon as proposed with a depth of not less than 27 ft.; that such rear yard shall be planted with grass and shrubbery and where existing fences or walls of adjoining buildings do not occur there shall be erected a substantial fence or wall on the lot lines; that the division as to stores may be varied as may be required by the tenants provided the partitions between the stores are carried up to the underneath side of the floor boarding of the second floor and the office space on the 2nd floor may be subdivided to suit the tenants as proposed on condition that required exit shall be supplied for all tenants; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

205-48-A

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (building Nos. 1 and 2); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

APPEARANCES—

For Applicant Alfred A. Lama and Angelo Aragona.

For Opposition: Dorothy Crawford.

For Administration: Samuel L. Becker, Dep't of Housing and buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision without further argument.

268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. at request of the Board for inspection.

322-48-A

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Frank Danenheimer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument.

975-47-A

APPLICANT—Holm, Whitlock and Scarff, for S. H. Kress and Co., owner.

SUBJECT—Application reopened February 10, 1948—re Appeal from an order of the fire commissioner re storage and sale of inflammable or combustible mixture known as "Blo-me" in New York City (previously withdrawn).

PREMISES AFFECTED—442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Fischer.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (975-47-A)

WHEREAS, this appeal from an order of the fire commissioner re storage and sale of inflammable or combustible mixture known as "Blo-me" in New York City, affecting premises 442-446 5th avenue, northwest corner of West 39th street (street floor); (Block 841, Lots 37, 38, 41, 43 and 44), Borough of Manhattan, was withdrawn on November 25, 1947, to permit the applicant to make application to the fire department on the basis of the true facts, since the record in the fire department indicated that the material had a flash point below 80 deg. F. and not above 114 deg. F as stated by applicant to the Board; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a new decision of the fire commissioner; and

WHEREAS, this case was reopened by vote of the Board on February 10, 1948, subject to usual procedure; and

WHEREAS, the applicant filed a new decision of the fire commissioner dated January 6, 1948, which reads as follows:

"We acknowledge your recent request for the re-issuance of our order for the purpose of filing an appeal. This department does not reissue violations for such purposes.

It is our decision that, based upon laboratory reports, the product "Blo-Me" is an inflammable mixture for which a Certificate of Approval is required.

In view of the fact that the material is unapproved, we repeat our Order No. 55047LC dated October 6, 1947:

'1. Discontinue forthwith storage and sale of an unapproved inflammable mixture in violation of C19-60. Administrative Code.'

and

WHEREAS, the applicant now states that in the points filed with this appeal prior to this withdrawal, the applicant represented that the product had a flashpoint of 114 deg. F which statement was based on the chemical report obtained from the Jersey Testing Laboratories; that however, the applicant did not realize that this test was not an open cup test; that it was not the applicant's purpose to question the accuracy of the fire department; that the test data furnished the applicant by the Jersey Testing Laboratories was in accordance with ASTM; and

WHEREAS, the applicant contends that the Board directed that the matter be taken up again with the Fire Department and that the appeal could then be restored to the calendar after the fire department had considered the matter; that a new determination has been received from the fire department and is filed with this appeal; and

WHEREAS, the applicant contends that the product "Blo-Me" is not dangerous or hazardous when used by children for blowing of plastic balloons and large quantities of this, and like products, have been sold throughout the city and no case has been reported of any child having been injured as a result of its use; that the product is composed of 70% Polyvinyl acetate resin; 10% acetone; 15% ethyl alcohol; 2% cellusolve, 2% glycerine, 1% color, and is manufactured by the Industrial Lacquer and Chemical Corporation, Newark, New Jersey; that certificates of approval for lacquer or similar products have heretofore been issued as a result of resolutions adopted by the Board.

Resolved, that the decision of the fire commissioner dated January 6, 1948 be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the material shall be of the type as proposed; that the flashpoint shall be within the reasonable range of the flashpoint as tested by the fire commissioner; that the tubes containing the materials shall not exceed two oz. each and shall be fitted with a tight-fitting screw cover; that the material shall be delivered to the retail stores for sale within sealed cartons; that not over two gross of tubes shall be on public display; that in all other respects, the requirements of the Administrative Code for inflammable mixtures shall be complied with.

394-48-A

APPLICANT—Noah N. Sherman, for Patricia Realty, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Opposition: Louis Cohen and Joseph Strunsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (394-48-A)

WHEREAS, Noah N. Sherman, for Patricia Realty, Inc., owner, filed April 27, 1948, an appeal from a decision of the borough superintendent, affecting premises 351-353 West 54th street, north side, 150 ft. east of 9th avenue (Block 1045, Lots 7 and 8), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1948, on Alt. Applic. 524-48, reads:

"2. The width of stairs should be min. of 3'-8" as per Sec. 270, L.L.

3. The width of exit doorways leading to street at street level should be not less than 3'-8" as per Sec. 270, L.L.

4. All stairways should be enclosed in 1 hr. fireproof partitions, Sec. 270 L.L."

and

WHEREAS, reconsideration of these objections was denied on April 12, 1948, by the borough superintendent; and

WHEREAS, the applicant states that the building is 3 stories, 23 ft. 6 in. in height, 25 by 56 ft. 2¾ in. and 53 ft. 1 in. in area, Class 3 construction, erected prior to 1873, located on a lot 25 ft. by 56 ft. 2¾ in. and 53 ft. 1 in. in area in a residence use, B area, Class 1½ height district, used and occupied since 1893 and 1933 as follows: cellar, storage and boilerroom; 1st floor, woodworking shop, 5 persons; 2nd floor, offices, 15 persons; proposed to be used

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without change and the occupancy of the second floor decreased to 10 persons; that the building is equipped with one 3 ft. 6 in. wide steel and cement stairs, enclosed in metal lath, portland cement plaster, equipped with one-hour fire-proof, self-closing doors, leading direct to street and provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that it is proposed to erect a new building 25 ft. by 56 ft. in area, Class 3 construction, provided with new steel stairs, enclosed in a fire-retarded partition complying in all respects with the requirements of the Labor Law except for the width of the door at street level, which door will be 3 ft. in width in order to harmonize architecturally with the existing openings in the existing building; that the new building will be connected by horizontal openings on the first floor and second floors, such openings to be unprotected and to serve as a second means of egress for the existing building as well as for the proposed extension; that the objections of the borough superintendent herein appealed are primarily with relation to existing structure which was erected prior to 1873 and legally used for manufacturing on the first floor and offices on the second floor under Certificate of Occupancy 33817; that at the time of the issuance of such certificate, relating to the existing building, a new fire-proof steel stairs with marble treads and one hour enclosure was voluntarily installed by the owners and complied with the requirements therefor; that it is only due to the fact that the owners now propose to extend the building that the objections herein appealed were issued because while these exit conditions are lawful for the existing building, they are nonconforming for the building as extended; that since the number of occupants proposed will not exceed the capacity of the primary means of egress based on such capacity as reduced by the width of the street exit door and since, therefore, under these circumstances no credit is to be given to the second means of egress, it is requested the Board grant a modification of the requirements of the Labor Law to permit the alteration and extension of the building and the improvement of the exit conditions as proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 524-48, objections 2, 3 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the stairs to be constructed in the new portion of premises shall comply in all respects with the requirements of the Building Code therefor; that the existing width of stairs in the existing old portion of building may be continued in their present width; that the door leading from the new stair to the street shall be not less than 3 ft. 6 in. in width; that the existing door to the street from the stairway in the existing portion of the building may be continued in its present width; that all openings between the existing building and the proposed extension shall be protected with fire doors complying with the requirements of the Building Code thereof; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the conditions of the resolution adopted under Cal. 393-48-BZ.

APPLIANCES AND MATERIAL SUBMITTED FOR APPROVAL.

716-47-SA

APPLICANT—Red Wing Oil Burner Co., owner.

SUBJECT—Red Wing Oil Burner, Model D, approval of.

APPEARANCES—

For Applicant: Irving H. Yarin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (716-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 7, 1948.

Re: Cal. 716-47-SA

Subject: Red Wing Oil Burner, Model D,
Approval of.

Red Wing Oil Burner Co., of Chelsea, Mass., filed June 10, 1947, an application with the Board of Standards and Appeals for approval of the Red Wing Oil Burner, Model D, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a mechanical draft conversion oil burner, gun type, for installation in hot water and steam boilers and warm air furnaces with fuel oil not heavier than #3 U. S. Department of Commerce Standard. The burner is manufactured in one size known as Model D with a maximum capacity of 3 gallons per hour and consists of a blower housing of aluminum, a cast aluminum or iron draft tube, Ohio or equal electric motor, Torrington or equal centrifugal fan, ignition transformer Dongan or equal, Fuel pump, Sundstrand or equal and nozzle assembly. The controls consist of Minneapolis Honeywell pressuretrol, stack switch and thermostat. The installation was also provided with a low water cut-off. The burner has been approved by the Underwriters Laboratories, Misc. Pet. 1586, Application #47C578A.

Inspection and Test

A model of this burner was inspected and tested at 59 East 121st Street, New York City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test; Messrs. R. Cohen, R. Thomas and I. H. Yarin, represented the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposit. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 380° F. the CO₂ content of the flue gases was 11.6%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the burner known as Red Wing Oil Burner, Model D for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 716-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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359-48-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Armstrong's Mineral Wool Board (insulation for refrigerated rooms, equipment and ducts), approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20 1948.

Re: Cal. 359-48-SM

Subject: Armstrong's Mineral Wool Board (Insulation for refrigerated rooms, equipment and ducts) approval of.

The Armstrong Cork Company of New York filed an application, on April 21, 1948, with the Board of Standards and Appeals for approval of Armstrong's Mineral Wool Board (insulation for refrigerated rooms, equipment and ducts) under the provisions of C26-178.0.b.

Description

Armstrong's Mineral Wood Board is a low temperature insulating material comprised of mineral wool fibers bonded together with asphalt and paper pulp to form a homogeneous board type insulation for general low temperature application. The material is moisture resistant and odor free and is used for insulating between the ranges of 300 deg. F. below zero to 50 deg. F. above zero.

The board can be sawed and shaped with ordinary carpenter tools. In insulating of tanks or walls of fireproof structures the insulation board is covered with wire mesh and $\frac{1}{2}$ " of asbestos cement. A test of this material under Federal Spec. HH-M371b indicated a density of 14.3 lbs. per cu. ft.; modulus of rupture 48.1 lbs. per cu. ft.; water absorption 17.6% by weight; thermal conductivity 0.33 BTU at 75 deg. F.

Inspection and Test

An inspection and test of this material was made at 295 Fifth Avenue. Present at the test were Chief Engineer L. V. Huber and J. Darts of the Committee on Test and E. M. Glick representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of Armstrong's Mineral Wool Board for use in the insulation of refrigerated rooms, equipment and ducts, when manufactured and installed in accordance with this report and the Fibre Insulating Board Rules of the Board of Standards and Appeals, and provided that each package or bundle of this material be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 359-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

360-48-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Armstrong's Monowall (interior ceiling and wall finish), approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (360-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20, 1948.

Re: Cal. 360-48-SM.

Subject: Armstrong's Monowall (interior ceiling and wall finish), approval of.

The Armstrong Cork Company filed April 21, 1948 an application with the Board of Standards and Appeals for approval of the Armstrong's Monowall (interior ceiling and wall finish) under the provisions of C26-178.0.b of the Administrative Building Code and the Fibre Board Rules of the Board of Standards and Appeals.

Description

Monowall is a decorative wall board produced in different colors and color combinations and in pliant, streamline or tile pattern and in imitation wood design. It is a hardened fibre board produced from wood fibre to which is applied a painted surface. The fibre is produced by mechanical grinding operation from selected cork wood. Tile patterns are grooved into four inch squares and the streamline patterns have grooves spaced eight inches apart running the long direction of the board. The grooves are painted in contrasting color. This material is manufactured in sheets four ft. wide and up to 12 ft. in length and $\frac{1}{8}$ " thick. It is used as a finished wall and ceiling surface in kitchen, bath rooms and other rooms of homes, offices, shops and showrooms of Class 3, 4, 5 and 6 construction.

Inspection and Test

The material was inspected and tested at 295 Fifth Avenue and found to comply with the Insulation Fibre Board Rules. Present at the test were Commissioner Charles M. Blum and Chief Engineer L. V. Huber.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the committee on test recommends the approval of Armstrong's monowall (interior ceiling and wall finish) for use on partitions (not required to be fireproof), wall and ceiling decorations including bath rooms and other interior trims in non-fireproof structures under C26-241.0, for similar uses in Class 4 wood frame structures under C26-242.0, and in Class 1 and 2 structures as interior trim, subdividing partitions and special spaces under C26-667.0, paragraphs 3, 5 and 8.

These materials are shipped in bundles, packages and individual sheets and it is recommended that whichever way shipped that they be marked, stamped or tagged, as follows: "Approved by the Board of Stand-

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ards and Appeals for use in New York City under Cal. 360-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

361-48-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Armstrong's Insulated Siding (exterior siding and insulation), approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (361-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20, 1948.

Re: Cal. 361-48-SM

Subject: Armstrong Insulated Siding (exterior siding and insulation), approval of.

Armstrong Cork Co. filed April 21, 1948 an application with the Board of Standards and Appeals for approval of Armstrong's Insulated Siding (exterior siding and insulation) under the provisions of C26-178.0.b and C26-248.0 of the Administrative Building Code.

Description

This material consists of a ½" fibre board base saturated both sides and coated on the exterior surface with asphalt mastic so that same is cemented solidly to the fibre board. The surface on which the designs are made consists of a high melt-point coating asphalt with various colored crushed brick granules embedded therein and designed generally to simulate the appearance of brick siding. The edges are of ship lap construction. The panels are 24" by 36" in size and are nailed to the wood siding of the building with 8d parkerized nails, these nails being placed in the simulated mortar joint 25 nails to a panel. The corners are angular pieces 34" by 4" by 4". Trim pieces are 36" by 4". The panels weigh 159 lbs. per square. The material is shipped in cartons. It is proposed to use this material as a siding finish over wood sheathing in Class 4 construction and as a re-surfacing material over wood clapboards in existing Class 4 construction in all cases for use on buildings outside the "fire limits" and where legally permitted as replacements within the "fire limits."

Inspection and Test

The Committee on Test has inspected and tested this material and finds it to agree with specifications. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber of the Committee on Test, and Emanuel M. Glick representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recom-

mends the approval of Armstrong Insulated Siding (exterior siding and insulation) under C26-191.0 for use limited to frame construction outside the fire limits as provided in C26-248.0 of the Administrative Building Code on condition that the material shall be manufactured and installed as set forth in this report and that when used in New York City, each carton shall be marked or labeled, "Approved by the Board of Standards and Appeals for use in New York City (outside the 'Fire Limits') under Cal. No. 361-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

389-48-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., owner.

SUBJECT—Armstrong's Temlok, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation, approval of.

APPEARANCES—

For Applicant: Emanuel M. Glick.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (389-48-SM)

REPORT OF COMMITTEE ON TEST

May 28, 1948.

Re: Cal. 389-48-SM

Subject: Armstrong's Temlok, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation, approval of.

The Armstrong Cork Co. of New York City filed April 21, 1948 an application with the Board of Standards and Appeals for approval of the above materials under the provisions of C26-178.0.b.

Description

Armstrong Temlok insulation is made from ground pine wood fibers blended with waterproofing materials or other treating agents for special uses and felted from a water dispersion into wide sheets which are pressed to the desired thickness and density, dried, then cut into the various sizes used in the building trades. Temlock products are divided into three general classes: Armstrong's Temlok Insulation for interior finishes of walls and ceilings, Armstrong's Temlok Insulation for exterior and interior walls, Armstrong's Temlok roof insulation. Temlok insulation for interior finishes is divided into: Armstrong's Temlok Insulation board, Armstrong's Temlok panels and Armstrong's Temlok plank.

Armstrong's Temlok Insulation board is made ½" thick, 4 ft. wide, and in lengths of 7, 8, 9, 10 and 12 ft. This board is factory coated in a light ivory color to be used in attics, closets or basements where good light

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reflection is required. The coating is both brushed and rolled before the packages are wrapped at the plant.

Armstrong's Temlok Panels are made almost entirely for ceiling use. These panels are painted a light ivory shade and fabricated at the factory for concealed nailing with the Lok-Bevel joint. The panels are made in $\frac{1}{2}$ inch thickness with length and width dimensions of 12" x 12", 12" x 24", 16" x 16", and 16" x 32".

Armstrong's Temlok Planks are made primarily for side walls and can either be installed vertically or horizontally. The planks are of a light buff color. Planks are made of $\frac{1}{2}$ inch board having the Lok-Bevel joint on the two long edges which permits concealed nailing. Planks are manufactured in various widths and lengths.

Armstrong's Temlok lath for the use as plaster base is manufactured from $\frac{1}{2}$ inch thick board with a width of 18" and a length of 48". Both long edges have a shiplap and a scoop bevel, the short edges have the scoop bevel only. Since plaster lath is applied horizontally across the studs, the shiplap joint provides sufficient strength when trowelling and the scoop bevel permits the reinforcing of the plaster at all joints. Plaster lath is used as both insulation and a structural member.

Armstrong's Temlok Insulation Board is of natural finish and made in thicknesses of $\frac{3}{8}$ " and $\frac{1}{2}$ ". The standard width of these sheets is 4 ft. width lengths of 6 ft., 7 ft., 8 ft., 9 ft., 10 ft. and 12 ft. This type of board has application in attics, closets, basements, utility rooms and as underlayment or hardwood floors or in all places where insulation is required.

Armstrong's Temlok sheathing is manufactured in both $\frac{1}{2}$ " thickness and $\frac{25}{32}$ " thickness. The $\frac{1}{2}$ " material is made in sheets 4 ft. wide by 8 ft. long and used in place of wood sheathing in building construction. Armstrong's Temlok sheathing in the $\frac{25}{32}$ " thickness is made in sheets 2 ft. wide by 8 ft. long and also in 4 ft. wide sheets, 8 ft., 10 ft., and 12 ft. long. The 2 x 8 sheets are shiplapped on the long edges with the short edges being square. The 2 x 8 sheets are designed to be applied horizontally. The 4 ft. wide sheets are manufactured only with square edges and are to be applied vertically. Asphalt is integrally incorporated in both the $\frac{1}{2}$ " and $\frac{25}{32}$ " sheathing. Armstrong's Temlok sheathing is used for both insulation and structural strength.

Roof insulation is manufactured in only one size of 2 ft. wide by 4 ft. long, but in a variety of thicknesses. These thicknesses include $\frac{1}{2}$ ", $\frac{3}{4}$ ", 1", $1\frac{1}{2}$ " and 2". The $\frac{1}{2}$ ", $\frac{3}{4}$ " and 1" material may be had in homogeneous thicknesses with the $\frac{1}{2}$ " and $\frac{3}{4}$ " material being always supplied with square edges. The 1" material is made either square edged or machine shiplapped in which case all four edges are cut with a $\frac{5}{8}$ " deep shiplap. The 1" material is also manufactured of two $\frac{1}{2}$ " layers securely stapled together in the form of a square edge material or with offset edges. Both the $1\frac{1}{2}$ " and 2" roof insulation thicknesses are laminated, the former being made of 2 pieces of $\frac{3}{4}$ " and the latter of 2 pieces of 1" securely stapled with either square or offset edges. Roof insulation is primarily designed and used for the proper insulation of roofs. Densities and structural strength of the roof insulation are both carefully controlled to provide the necessarily low conductivities required with adequate handleability.

Inspection and Test

Inspection and test of this material was made at 295 Fifth Avenue, New York City. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the committee on test and Emanuel M. Glick, representing the applicant. The material was found to comply with the specification.

Tests were made under Federal Specification LLLF-321-b with results as follows:

	Class A & B $\frac{1}{2}$ " Board	Class A & B 1" Board	Class E
Thermal Conductivity..	.365	.33	.37
Transverse load in lbs.	16.6	41.8	45.6
Deflection at Rupture...	.58	.405	.515
Tensile Strength lbs./sq. in.	275.00	184.5	294.0
Water Absorption, percent by vol.	6.6%	5.0%	2.9%
Linear Expansion	.23	.2	.15

Recommendation

On the basis of the foregoing tests meeting the requirements of Rule 1, the committee on test recommends the approval of Armstrong's Temlok, Armstrong's Insulating Board, Armstrong's Insulating Lath, Armstrong's Insulating Panel, Armstrong's Insulating Plank and Armstrong's Sheathing and Roof Insulation in sizes and thicknesses as specified herein for use in accordance with the requirements of Rule 2 of the Insulating Fibre Board Rules of the Board of Standards and Appeals when installed in accordance with the requirements thereof and such additional requirements as the manufacturer may recommend and that the use of each class of board shall be limited to the uses prescribed herein. When used for sheathing, full length and width boards shall be used; over doorways and over and under windows vertical and horizontal 2 in. x 4 in. shall be provided so as to afford nailing bases along all edges of the board so used. This material is shipped in packages and cartons and it is recommended that each container be marked, tagged or labelled as follows, with the use of each type of board indicated and in addition shall bear the following inscription, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 389-48-SM when installed under the requirements of the Insulating Fibre Board Rules of the Board of Standards and Appeals."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

390-48-SA

APPLICANT—Red Wing Oil Burner Co., owner.

SUBJECT—Red Wing Oil Burner, Model E, approval of.

APPEARANCES—

For Applicant: Irving H. Yarin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (390-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 7, 1948.

Re: Cal. 390-48-SA.

Subject: Red Wing Oil Burner, Model E, Approval of.

Red Wing Oil Burner Co., of Chelsea, Mass., filed on April 22, 1948, an application with the Board of Stand-

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ards and Appeals for approval of the Red Wing Oil Burner, Model E, under the provisions of C19-57.0, Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a mechanical draft conversion oil burner, gun type, for installation in hot water and steam boilers and warm air furnaces with fuel oil not heavier than #3 U. S. Department of Commerce Standard. The burner is manufactured in one size, known as Model E, with a maximum capacity of six gallons per hour and consists of a blower housing of aluminum, a cast aluminum or iron draft tube, Ohio or equal electric motor, Torrington or equal centrifugal fan, Ignition transformer Donagan or equal, Fuel pump, Sundstrand or equal, and nozzle assembly. The controls consist of Minneapolis Honeywell pressuretrol, stack switch and thermostat. The burner has been approved by the Underwriters Laboratories, Misc. Pat. 1586, Application #47C3493.

Inspection and Test

A model of this burner was inspected and tested at 59 East 121st Street, N. Y. City. Present at the test were Chief Engineer Leslie V. Huber and J. A. Darts, Engineering Division, of the Committee on Test; Messrs. R. Cohen, R. Thomas and I. H. Yarin represented the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposit. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 360° F., the CO² content of the flue gases was 12%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the burner known as Red Wing Oil Burner, Model E, for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 390-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 2:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 7, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

649-46-A

APPLICANT—Paul C. Reilly, for St. Clare's Hospital, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—408-414 West 52nd street, south side, 100 ft. west of 9th avenue (Block 1061, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Schlick, Paul Stirm, Walter Knapp and S. Zuchovitz.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (649-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 408-414 West 52nd street, south side, 100 ft. west of 9th avenue (Block 1061, Lot 37), Borough of Manhattan was granted by the Board on October 8, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 8, 1946, so that as amended the resolution shall read:

"... granted on condition that the building shall not exceed 6 stories, nor 78 ft. in height to the main roof beams, substantially as indicated on plans filed with this appeal marked 'Received August 26, 1946' 9 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the interior fire alarm system and watchman's time detector system consisting of portable clock with 50 stations and manual telegraphic communication system to fire headquarters from an approved central station and also to the requirements of the resolution adopted this day under Cal. 572-48-A."

398-48-A

APPLICANT—James E. McKillop, for Domenick Grecco, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—140-46 Bascom avenue, south side, 402.40 ft. east of 140th street (attic); (Block 12057, Lot 58), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (398-48-A)

WHEREAS, James E. McKillop for Domenick Grecco, owner, filed April 29, 1948 an appeal from a decision of the borough superintendent, affecting premises 140-46 Bascom avenue, south side, 402.40 ft. east of 140th street (Block 12057, Lot 58), South Ozone Park, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 8, 1948 on Alt. Applic. 911-47 reads:

"1. The proposed increase in height of the roof for the purpose of creating new rooms on the third floor

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of a 2 family frame dwelling is contrary to 4.2.2 and 8.7.2.1 B.C." and

WHEREAS, the applicant states that the building is 2 stories and attic, 37 ft. in height, 28 ft. 6½ in. by 25.1 ft. in area, of class 4 construction, located in a residence use C area class 1 height district, erected over 40 years ago, and used and occupied as follows: cellar, ordinary; 1st floor, one family dwelling; 2nd and attic floors combined, one family dwelling; proposed to be used and occupied: cellar, ordinary; 1st floor, one family; 2nd and 3rd floors combined, one family; that the building is provided with one 24 in. wide wood stairs enclosed in hall partition of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that stairhall leads direct to street; that one fire escape is proposed on the rear wall to lead to roof by ladder and with egress from its lower termination to street through side yard; and

WHEREAS, the applicant contends that the building is detached; that the work now proposed (which was completed without a permit) is to provide a flat roof and remove peak roof construction, to increase the height of the front wall by 8 ft. 4 in. and the rear wall by 7 ft. 4 in., to remove front and rear dormer windows; and

WHEREAS, the applicant contends that the new roof will be less in height by 2 ft. than the present ridge top; that no new living rooms will be created; that the present bedrooms in the attic were built at the time the building was erected and will remain; that a new bathroom is proposed on the attic floor; that since the height of the building as proposed will be less than the original height it is felt that section 4.2.2 does not apply; and

WHEREAS, the premises was inspected by a committee of the Board, which found the extension completed and recommended that the application be granted on condition that the building be not occupied by more than two families at any time.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 911-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall be occupied at no time for more than two families.

405-48-A

APPLICANT—Emil Koeppel & Son, for Key-Havens Enterprises, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel and Benjamin Bernstein.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (405-48-A)

WHEREAS, Emil Koeppel & Son, for Key-Havens Enterprises, Inc., owner, filed May 4, 1948, an appeal from an order of the fire commissioner, affecting premises 2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31, inc.), Borough of Brooklyn; and

WHEREAS, the order #22083 LF, issued by the fire commissioner April 5, 1948, reads:

"1. Arrange all bars on 1st and basement stories so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed

use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 1 story, 20 ft., in height, 92 ft. by 122 ft. 2 in. in area on a lot 92 ft. by 190 ft. 7 in. in area, Class 3 construction, located in a business use, C area, Class 1 height district, erected in 1947 and used and occupied as follows: Cellar, boiler room and manufacturing, 35 persons; 1st floor, office and manufacturing, 35 persons; mezzanine, toilets and dressing rooms; that no change in use or occupancy is proposed; that the building is provided with two fireproof stairs, 3 ft. 8 in. wide, enclosed in masonry, equipped with fireproof, self-closing doors which lead direct to street and are provided with a scuttle and ladder to the roof; and

WHEREAS, C.O. 118953 issued November 10, 1947, on completion of N.B. Applic. 2060-46, permits the use of the building for manufacturing metal products as follows: cellar, boiler room and factory, 35 persons; 1st floor, office and factory, 35 persons; mezzanine, toilets and dressing rooms; and states that the use of occupancy is not to violate Paragraphs a or b of Section 4 of the zoning resolution; and

WHEREAS, the applicant contends that exits conform to the requirements of the Department of Housing and Buildings; that in addition to the required exits the cellar has additional exits 9 ft. wide at the rear; that the windows are equipped with standard security sash; that it would be a hardship to be required to eliminate the bars on the windows since the precaution against breakage and theft is essential.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the fire commissioner as to Order #22083 LF, Objection 1, and that the appeal be and it hereby is *granted on condition* that the premises shall be arranged as proposed and as indicated on plans filed marked "Received May 4, 1948" (1 sheet) as to cellar and elevation and "July 2, 1948" (1 sheet) as to the first floor; that the exits from such stories shall be maintained as indicated thereon; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

486-48-A

APPLICANT—Koch & Wagner, for Volckening Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6702-06 3rd avenue and 274-84 67th street, southwest corner, (cellar and 1st floor); (Block 5849, Lots 37 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry L. Yakel and Harry C. Volckening.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (486-48-A)

WHEREAS, Koch and Wagner, for Volckening Inc., owner, filed May 17, 1948, an application for variation of the requirements of the Labor Law, as cited in a decision of the borough superintendent, affecting premises 6702-06 3rd avenue and 274-84 67th street, southwest corner (Block 5849, Lots 37 and 40), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1948, re Alt. Applic. 848-46, reads:

"1. All stairways from cellar and 1st floor to be enclosed as per Sect. 270 of Labor Law.

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2. All exits doors to swing on line of egress as per Sect. 270 of Labor Law.

3. Partitions enclosing stairways to extend to 3 ft. 0 in. above roof as per sect. 270 Labor Law.

4. Skylight over stairhalls to be $\frac{3}{4}$ of area of shaft as per sect. 10-5-4, B. Code.

5. All openings (ramp, etc.) to be enclosed in cellar and 1st floor as per sect. 270 Labor Law.

6. Width of stairs and exit doors to be 3 ft. 8 in. min. Labor Law."

and

WHEREAS, the applicant states the building is one story, 18 ft. in height, 91 ft. 11 $\frac{1}{8}$ in. by 100 ft. in area, 1st tier of Class 1 construction, roof, Class 3 construction, located in a business use, C area, Class 1 $\frac{1}{4}$ height district, erected in 1930, used and occupied since 1946 as a public garage for more than five cars; proposed to be used and occupied: cellar, storage of brushes and brass goods, boiler room and storage, 2 persons; 1st floor, manufacturing and assembly of brushes for the Beverage Industries, 16 persons; that the building is equipped with one 3 ft. 7 in. stairs of cement treads and risers, enclosed with 3-hour fireproof construction, equipped with 1 $\frac{1}{2}$ hour fire doors, selfclosing, leading directly to street and provided with scuttle and ladder to the roof; and

WHEREAS, Violation 2651 of 1946 was issued June 13, 1946 for doing work under Alt. Applic. 848/46 without a permit from the Department; and

WHEREAS, Violation 4151-46 was issued December 13, 1946, for changing the use of premises from public garage to manufacture of rubber and plastic products without a certificate of occupancy; and

WHEREAS, Violation 4219-46 issued October 2, 1946 was for occupying the cellar contrary to last legal occupancy which was public garage, the cellar being used for crude rubber and as a machine shop for manufacturing tools and dies; and

WHEREAS, Zoning Violation 93-46 issued October 2, 1946 was for using the cellar for processing rubber and creating objectionable odors; and

WHEREAS, Certificate of Occupancy 6281 issued January 7, 1931, permits the use of the building for public garage for more than five motor vehicles; and

WHEREAS, the applicant contends that the building is used for factory on the first floor as approved by the borough superintendent under Alt. Applic. 848-46; that the previous owner neglected to conform with the requirements of the approved plans and no certificate of occupancy has been obtained; that the present owners purchased the building December 2, 1947 and will continue the approved use of manufacturing on the first floor, which consists of assembly of brushes for the beverage industries, with no offensive odors, dust, gas, smoke or noise; that an amendment was filed to Alt. 848-46 showing the change of ownership and the type of manufacturing to be conducted and also indicating the proposed installation of a conveyor opening on the first floor; that objections received on this amendment relative to exits are additional to the originally approved plans; that exits for the first floor consist of two large 10 ft. overhead doors, one of which (on 67th st.) is equipped with a 2 ft. 6 in. wide wicket door; that there also is an existing exit to Senator street at the southeast corner, equipped with a 2 ft. 6 in. door arranged to open outwardly; there is a 3 ft. wide office entrance door on 3rd avenue; that the cellar will be used only for storage of brushes and brass goods with one or two employees; that exits from cellar consist of a 3 ft. 7 in. wide concrete stairs, enclosed in 8 in. concrete blocks with a 3 ft. fireproof, self-closing door at cellar level; these stairs lead direct to street where they are provided with a 2 ft. 6 in. wide door; that there is an existing ramp leading to 3d avenue, equipped with a rolling steel shutter; that this ramp has no connection to the first floor; that it is also proposed to install a new opening in the first floor for conveyor use 4 ft. wide, 8 ft. long with enclosure as indicated on plans filed with this appeal; that the first tier is fireproof construction; that the existing

enclosure for the present stairs at the southeast corner in the cellar and at 1st floor is 8 in. brick on the first floor and 12 in. concrete block in cellar and the closure terminates at roof level with an existing skylight approximately 2 ft. 6 in. by 5 ft. glazed with plain glass with wire screens above and below.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 848-46, Objections 1 to 6, incl., be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received June 16, 1948," 3 sheets, and in addition at one of the areaways to Third avenue from the cellar a grille shall be arranged so as to be openable from below and a steel ladder shall be installed from the cellar floor to such area to provide additional means of escape from the cellar; that the protection for the proposed conveyor opening on the 1st floor shall be as proposed and shown except that the closure door instead of swinging as indicated shall be of the guillotine type so arranged as to drop with the fusing of a fusible link; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no use shall be permitted in the building that is contrary to the requirements of the zoning resolution in any respect; that the boiler room shall remain separated from the balance of the building and shall be of fireproof construction and enterable only from the exterior; that the existing scuttle and ladder shall be maintained and an iron ladder shall be maintained on the roof of sufficient length to reach the sidewalk from the parapet; that no window openings shall be installed in the side lot lines; that the garage use formerly permitted by the Board under Cal. 899-28-BZ and any resolutions adopted thereunder as to Vols. 1 or 2, shall no longer apply to this building in view of the use installed as proposed.

572-48-A

APPLICANT—Paul C. Reilly, for St. Clare's Hospital, owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—408-414 West 52nd street, south side, 100 ft. west of 9th avenue (Block 1061, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. Schlick, Paul Stirm, Walter Knapp and S. Zuchovitz.

For Administration: Richard C. Lent, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (572-48-A)

WHEREAS, Paul C. Reilly for St. Clare's Hospital, owner, filed June 14, 1948 an appeal from an order of the fire commissioner, affecting premises 408-414 West 52nd street, south side, 100 ft. west of 9th avenue (Block 1061, Lot 37), Borough of Manhattan; and

WHEREAS, Order 48140-LF issued by the fire commissioner May 18, 1948 reads:

"1. Have the interior fire alarm system connected to the Central Office of the operating companies; as per Resolution of the Board of Standards and Appeals No. 649-46."

and

WHEREAS, the applicant states that the building is six stories and basement, 77 ft. 4 $\frac{1}{2}$ in. in height, 99 ft. 11 in. by approximately 90 ft. in area, of fireproof construction, erected in 1948, in a residence use B area class 1 $\frac{1}{2}$ height district, and used and occupied as follows: 5th and 6th floors—patients' rooms—25 persons on the 5th floor and 14 on the 6th; proposed to be used and occupied: cellar—dining room, kitchen and storage—180 persons; 1st floor—clinics, laboratory—50 persons; 2nd floor—chapel, nursing sisters, bed-

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rooms—143 persons; 3rd floor—convent, sleeping rooms—57 persons; 4th floor—ward and patients' rooms—25 persons; 5th floor—patients' rooms—25 persons; 6th floor—patients' rooms—14 persons; roof—enclosed shelter, nursing sisters, community room and lounge—25 persons; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one new 3 ft. 8 in. wide steel stairs enclosed in 6 in. t. c. block, equipped with hollow metal self-closing doors, leading to roof bulkhead and to street through lobby, in addition to which exit, there are horizontal exits on each floor to adjacent building; and

WHEREAS, the applicant contends that an interior fire alarm system has been installed and an ADT fire call box is located on the first floor approximately 40 ft. from the office of the nursing sister in charge, in which office there is someone on duty 24 hours a day; that this ADT fire call box is connected to a central call station; that if a connection were provided between the interior fire alarm system and the ADT telegraph system, it would mean that whenever a call is registered on the interior fire alarm system, the city fire apparatus would respond; that many unnecessary or even false alarms could be turned in with the resultant confusion attending the response of the fire apparatus; that with the competent personnel usually attendant in hospitals, those in charge of fire stations would be aware of the seriousness of the situation and would take proper steps in sending in the alarm; and

WHEREAS, under Cal. 649-46-A the Board modified objections 3a and 8 issued by the borough superintendent under N.B. 168-46 which objections required the installation of a fire tower and a standpipe system; modification was granted on condition that the building comply in all other respects with all laws, rules and regulations applicable thereto including the interior fire alarm system which shall be connected to fire headquarters through an approved central station; and

WHEREAS, the records of the fire department indicate that there is a watchman's time detector system consisting of a portable clock with 50 stations covering all portions of the new and old buildings; and

WHEREAS, on date of March 16, 1948 Deputy Chief of the Division of Fire Prevention informed the borough superintendent in accordance with the provisions of Chapter 929 of the Laws of 1937 that the interior fire alarm system and watchman's time detector system have been inspected, tested and approved by the fire department; and

WHEREAS, on May 3, 1948 an inspection made by a representative of the Division of Combustibles who found that the interior fire alarm system is not connected to a central office and as a result of this report Order 48140-LF was issued May 18, 1948 by the fire commissioner; and

WHEREAS, on May 27, 1948 the fire department issued the following decision to the applicant:

"In reply to your letter of May 21, 1948, in which you request that Order No. 48140-LF be rescinded, please be advised as follows:

"This order was issued because of the recent modification granted by the Board of Standards and Appeals (Cal. No. 649-46-A) on Oct. 8, 1946, which requires that the interior fire alarm system, which shall be connected to fire headquarters through an approved central station.

"As the Interior Fire Alarm system recently installed is not connected to a Central Office Station and as the modification is binding on the Fire Department, your request for rescindment must be denied."

and

WHEREAS, the resolution adopted by the Board on October 8, 1946, under Cal. 649-46-A has been amended as of this date.

Resolved, that the decision of the fire commissioner as to Order No. 48140-LF be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 1, on condition that the premises shall be maintained as proposed and that the interior fire alarm system and watchman's time detector system with portable clock, having 50

stations and telegraphic communication to fire headquarters through a central station shall be maintained to the satisfaction of the fire commissioner.

580-48-A

APPLICANT—Oscar I. Silverstone, for R. and F. Building Corp., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—50-08 188th street, west side, from 50th avenue to Underhill avenue (Block 5642, Lot 1); 50-11 to 50-15 188th street, northeast corner of 53rd avenue and east side of 188th street, 40 ft. north of 53rd avenue (Block 5643, Lots 1 and 3); 53-04 to 53-08 189th street, southwest corner of 53rd avenue and northwest corner of Underhill avenue (Block 5659, Lots 1 and 6); 53-11 to 53-19 189th street, east side, 80 ft., 120 ft., and 160 ft. south of 53rd avenue (Block 5660, Lots 28, 30 and 32); 53-24 to 53-32 190th street, northwest corner of Underhill avenue and west side of 190th street, 101.31 ft. and 141.31 ft. north of Underhill avenue (Block 5660, Lots 16, 18 and 20); and 189-05 Underhill avenue, northeast corner of 189th street and northeast corner of 190th street (Block 5660, Lot 26 and Block 5662, Lots 33, 35 and 37), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Oscar I. Silverstone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (580-48-A)

WHEREAS, Oscar I. Silverstone for R. and F. Building Corporation, owner, filed June 18, 1948, an appeal from decisions of the borough superintendent, affecting premises 50-08 188th street, west side, between 50th and Underhill avenues (Block 5642, Lot 1); 50-11 to 50-15 188th street, northeast corner 53rd avenue (Block 5643, Lots 1 and 3); 53-04 to 53-08 189th street, southwest corner 53rd avenue (Block 5659, Lots 1 and 6); 53-11 to 53-19 189th street, east side, 80 ft. south of 53rd avenue (Block 5660, Lots 32, 30 and 28); 53-24 to 53-32 190th street, southwest corner Underhill avenue (Block 5660, Lots 16, 18 and 20); 189-05 Underhill avenue, northeast corner 189th street (Block 5660, Lot 26) and 53-35 to 53-43 190th street, northeast corner Underhill avenue, Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent on N.B. Applications 1917, 1921, 1922, 1928, 1929, 1940, 1941, 1947, 1948, 1949 of 1948, reads:

"1. The erection of a frame structure in the fire limits is contrary to 4.1.2. B.C."

and

WHEREAS, the decision of the borough superintendent on N.B. Applications 1939, 1944 and 1950 of 1948, reads:

"1. The erection of a frame structure, a portion of which extends into the fire limits is contrary to 4.1.3 B.C."

and

WHEREAS, the decision of the borough superintendent on N.B. Application 1942, 1943, of 1948, reads:

"1. The erection of a frame structure in a fire zone is contrary to 4.1.2. B.C."

and

WHEREAS, these decisions are dated June 17th and May 28th, 1948; and

WHEREAS, the applicant states that the premises consist of several parcels located in a residence use district, partly in a C and partly in a D area district, which parcels it is proposed to subdivide into lots as indicated on plot plan filed with this appeal marked "Received June 18, 1948" and to

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erect on each of such lots a one and a half story frame one family dwelling, 15 ft. in height, 26 ft. by 29 ft. in area, as indicated on plans filed with this appeal marked "Received June 18, 1948," 2 sheets; and

WHEREAS, the applicant contends that the owners have purchased the land for the erection of 84 houses within the area bounded by 188th street on the west, 194th street on the east, 50th avenue on the north, Underhill avenue on the south, the entire project will consist of one story and attic frame dwellings, surfaced on the exterior with asbestos shingles on wood siding; that the dwellings will be so located on the lots as to provide a distance of not less than 12 ft. between buildings; and

WHEREAS, the applicant contends that the dwellings will be so located on the lots as to provide a greater safeguard against the spread of fire than if attached masonry buildings were erected as permitted; that the dwellings will comply with requirements of the Code for similar buildings constructed outside of the fire limits; that it will be unwise to vary the type of building construction as the entire plot will consist of one type of house; that it is contemplated to sell these buildings to veterans for under \$10,000; that a garage will be erected on lots accessory to the buildings and it will be of Class 3 construction.

Resolved, that the decisions of the borough superintendent, acting on Alt. Applies. 1917, 1921, 1922, 1928, 1929, 1940, 1941, 1947, 1948 and 1949 of 1948, and N.B. Applies. 1939, 1944 and 1950 of 1948, and N.B. Applies. 1942 and 1943 of 1948, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be constructed and located substantially as proposed and as shown on plans filed with this appeal marked "Received June 18, 1948," 3 sheets, that in all other respects they shall comply with the requirements as to coverage in a D residential area, except that the side yard between houses shall be of the dimensions as indicated on such plans; that each building shall be restricted to the occupancy of one family; that any garage erected shall be of similar construction and located as permitted within the zone; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Thomas V. Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 P.M., at request of the applicant.

320-48-A

APPLICANT—Elias K. Herzog, for Congregation Beth David, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—1109-1115 (1109 displayed) President street, north side, 46 ft. 6 in. west of Rogers avenue (Block 1274, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Elias K. Herzog and Edward Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on Reserve Calendar pending filing of an application for a zoning variance by the applicant as to the corner building.

492-48-A

APPLICANT—Robert Gottlieb, for Goldman Yarn Stores, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway, (Block 2919, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M., at request of the Board for inspection.

494-48-A

APPLICANT—Robert Gottlieb, for Tri-Reb Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street, 2nd floor (Block 2980, Lot 8), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P.M., at request of the Board for inspection.

524-48-A

APPLICANT—Carroll Blake, for Louis Jentz, Jr., and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake, Louis H. Jentz and Mabel Jentz Brennan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, no date set pending action by Board on Cal. 1377-22-BZ, Vol. 2, reopened 7/7/48.

554-48-A

APPLICANT—Jerome Zirinsky, for 2 Pierrepont Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-4 Pierrepont street, southeast corner of Pierrepont place, (11th-12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles I. Goldman, Jerome Zirinsky and Jacob Rivlin.

For Administration: Henry T. Pheney, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 2 P.M., for applicant to obtain corrected decision from borough superintendent.

569-48-A

APPLICANT—M. S. and I. S. Isaacs, for Mrs. Urling Sibley Iselin and Mrs. Irving Lehman, Adjoining and Opposite owners.

OWNER OF PREMISES: New York Society for the Prevention of Cruelty to Children.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit 1107 issued under Alt. 199-48.

MINUTES

PREMISES AFFECTED—110 East 71st street, south side, 95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Sandler.

For Opposition: David Wein, Joseph Lau, John Lane, Matthew G. Ely, Gerald Donovan and Gerald Donovan, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Judge Martin V. Callaghey.

ACTION OF BOARD—Laid over for decision by the Board; date to be set; hearing closed; applicant and objectors to file briefs not later than July 14, 1948.

583-48-A

APPLICANT—Frank L. Ehasz, for Ivey Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank L. Ehasz and Fred Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 13, 1948 at 2 P.M., for further consideration and decision.

798-47-A

APPLICANT—Allen A. Blaustein, for Upanin Hotel, Inc., owner.

SUBJECT—Application reopened and restored to calendar, June 15, 1948 re Appeal from a decision re an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—278-284 Bridge street, west side, 77 ft. 6 in. north of Johnson street (Block 131, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Allen A. Blaustein and Fred H. Bretle.

For Administration: Henry T. Pheney, Dep't of Housing and Buildings and Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

510-48-A

APPLICANT—William J. Burke, for Robert Bresnick owner, (Scanus Import & Export Corporation lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171-16 Hillside avenue, southwest corner of 172nd street (Block 9827, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

ZONING APPLICATIONS

390-27-BZ

APPLICANT—Esso Standard Oil Co., owner (Benjamin Siegel, former owner).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry, for a term of ten years (previously granted by the Board).

PREMISES AFFECTED—73-38 to 73-42 Cooper avenue, south side, 22.29 ft. west of 74th street (Block 3811, part of Lot 50), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 1

THE RESOLUTION (390-27-BZ)

WHEREAS, this application, to permit in a business use district, under section 21 of the building zone resolution the erection and maintenance of a gasoline service station, premises 73-42 Cooper avenue, south side, 22.22 ft. west of 74th street (Block No. 3811, Lot No. 8) Glendale, Borough of Queens, was granted by the Board July 19, 1927, for a temporary period of two years; and

WHEREAS, the term of variance was extended on March 25, 1930, for a temporary period of two years from July 19, 1929; and

WHEREAS, on July 28, 1931 Board denied further extension of temporary term of variance; and

WHEREAS, on December 3, 1935, the Board denied an application for a gasoline service station, which decision was reviewed by the Court and remitted to the Board for further consideration; and

WHEREAS, on July 16, 1940, the Board again denied the application; and

WHEREAS, this application was reopened under section 7f and granted by the Board January 28, 1941 for a temporary period of ten years; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1942 and September 18, 1945; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry; affecting premises 73-38 to 73-42 Cooper avenue, south side 22.29 feet west of 74th street, (Block 3811, Lots 58 and part of 50), Glendale, Borough of Queens, was granted by the Board on certain conditions on July 15, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, Esso Standard Oil Company is the new owner; Benjamin Siegal former owner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, in so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (N.B. Applic. 185-47).”

1063-27-BZ

APPLICANT—Esso Standard Oil Co., owner (Neprak Corp., former owner).

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21-A of the zoning resolution, permitting in a residence use district, the demolition of old building and erection and maintenance of a new gasoline service station.

PREMISES AFFECTED—133-44 150th street and 149-12 North Conduit avenue, northwest corner (Block 12116, Lots 1, 5, 53 and 56), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1063-27-BZ)

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 149-12 North Conduit boulevard and 133-44 150th street (Three Mile road), northwest corner (Block 2893, Lot 1A), Jamaica, Borough of Queens, was granted by the Board on March 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended on July 19, 1932 and September 24, 1946; and

WHEREAS, the resolution was amended and plans were approved on July 22, 1947, in accordance with the Board's resolution adopted September 24, 1946; and

WHEREAS, Esso Standard Oil Co. is the new owner.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 24, 1946, as amended through July 22, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

“... that in view of statement by applicant that all plans have been approved that all permits shall be obtained and all work completed within one year from the date of this amended resolution.”

46-33-BZ

APPLICANT—Seymour M. Litman, for Alex Litman, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the use and maintenance of a plot for parking space for more than five motor vehicles for a term of years.

PREMISES AFFECTED—South side of Edgemere avenue, from Beach 52nd to Beach 53rd streets (Block 343, Lot 45), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Seymour M. Litman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (46-33-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district for a

temporary term, the use and maintenance of a plot for parking space for more than five motor vehicles, affecting premises south side of Edgemere avenue, from Beach 52nd to Beach 53rd streets (Block 343, Lot 45) Edgemere, Borough of Queens, was granted by the Board on May 23, 1933, on certain conditions; and

WHEREAS, the resolution amended under section 7h on May 12, 1936; and

WHEREAS, the term of variance was extended from time to time and last extended on July 9, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises are now located in a residence use Area, the zoning having been changed from business use to residence use on December 29, 1939.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 23, 1933, as amended through July 9, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“Granted under section 7h for a term of two years from the date of this amended resolution and that a certificate of occupancy shall be obtained (Misc. 2548-44).”

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (previously granted on condition) under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (489-38-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 219-01 North Conduit boulevard (avenue) and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens, was granted by the Board December 3, 1940, on certain conditions; and

WHEREAS, on October 24, 1944, under sections 7e of the zoning resolution, the term of the variance was extended for a term of ten (10) years; and

WHEREAS, time was last extended to obtain permits and complete the work on June 17, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 3, 1940 as amended through June 17, 1947, only so far as it applies to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

“that in view of statement by applicant that all plans have been filed with the borough superintendent that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 3290-36).”

MINUTES

172-46-BZ

APPLICANT—Joseph Otis, for Fisher Beer Co., Inc., lessee (Gus C. Marino and 146 Richmond Avenue Corp., owners).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of present building, to cover more than the area permitted.

PREMISES AFFECTED—16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph Otis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (172-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of the present building to cover more than the permitted area, premises: 16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue and 146-148 Richmond avenue, (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond, was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended September 23, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946, as *amended* through September 23, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"In view of statement by applicant that plans have been approved, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1377-22-BZ

APPLICANT—Carroll Blake, for Louis Jentz, Jr., and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re application (decision of the borough superintendent) previously granted on condition for the storage of not more than four (4) automobiles of the pleasure car type, in a residence use district.

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake, Louis H. Jentz, and Mabel Jentz Brennan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

449-41-BZ

APPLICANT—Ferdinand Savignano, for Vincent Caponi, owner.

SUBJECT—Application for consideration—reopening and rehearing—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, automobile repair shop, auto laundry, accessories, office and lubritorium. (previously denied under section 7f for erection of gasoline service station).

PREMISES AFFECTED—1302-1312 65th street and 6501-6505 13th avenue, southeast corner, (Block 5754, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ferdinand Savignano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied. The premises have been inspected by a committee of the Board and the previous record has been studied and no basis can be found to justify a further review of the actions previously taken.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4

APPLIANCE SUBMITTED FOR APPROVAL

23-37-SA

APPLICANT—Quiet Heet Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional names—re Silent Heet Oil Burner, Model C (previously approved).

APPEARANCES—

For Applicant: Howard M. Spitzer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (23-37-SA)

WHEREAS, Michael Kliegman of Silent Heet Oil Burner Co., for Quiet Heet Mfg. Corp., owner, filed January 21, 1937, an application with the Board of Standards and Appeals, for approval of the device known as the Silent Heet Oil Burner, Models A, B and E; and

WHEREAS, this appliance was approved by the Board on May 11, 1937, on certain conditions, and the resolution was amended from time to time and last amended June 2, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1948, by adding thereto:

" . . . that this Model C may be sold under the name of Crotty, Model 101; Ko-Z-Aire, Model CA; Viking, Model 1712; Climatrol, Model 460 (including Models 462 and 464, identical with Model 460, except that Model 462 has a tube length of 12 in. and Model 464, 4¾ in.), *on condition* that under whichever name it is sold the requirements of the resolution as adopted June 2, 1948 shall be complied with."

Adjourned: 5:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

AUG 11 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of July 27, 1948).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appeal addressed to the administrative official either appellant or applicant shall forward a signed notice of appeal or application to the superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to July 13, 1948.

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641-48-A—H.B.Q.—78-28 to 78-44 Parsons boulevard, southwest corner of 78th road (Block 6815, Lot 1), Jamaica, Borough of Queens, Misc. 2902-48.

642-48-SM—Permadoor (wood door), manufactured by Perma Board Corp., Material.

643-48-SA—Bakers Pride Bake Oven (gas-fired), Appliance.

644-48-A—H.B.Q.—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (basement and 1st floor); (Block 217, Lot 13), Long Island City, Borough of Queens, Alt. 54-47.

645-48-A—H.B.Q.—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th avenue (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens, Alt. 1257-48.

646-48-SA—Hero Fire Extinguisher, Appliance.

647-48-SA—ABC Oil Burner, Model 53, and Cities Service Oil Burner, Model CS-53, Appliance.

648-48-SM—Scovill Vacuum Breaker, Model 415-47-8, manufactured by Scovill Manufacturing Co., Material.

649-48-A—H.B.Bx.—753 Melrose avenue, west side, 99.30 ft. north of East 156th street (1st floor); (Block 2403, Lot 31), Borough of The Bronx, Amendment to Alt. 770-46.

650-48-BZ—H.B.Q.—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens, Misc. 3354-48.

651-48-A—H.B.Q.—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens, Misc. 3354-48.

652-48-A—H.B.M.—120-122 East 86th street, south side, 118 ft. west of Lexington avenue (ground and 2nd floors); (Block 1514, Lot 61), Borough of Manhattan. Decision re Revocation of Certificate of Occupancy 17449-31.

653-48-A—F.D.—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens, 22502-LF and Decision.

654-48-SA—Tele-Juice Canned Juice Dispenser, Appliance.

655-48-A—F.D.—23-01 to 23-19 42nd road (Henry street northwest corner of William street (Block 425, Lot 1), Long Island City, Borough of Queens, 21505-LF and Decision.

656-48-A—H.B.M.—9 Great Jones street, south side, 26 ft. 2 in. west of Lafayette street (Block 530, Lot 12), Borough of Manhattan, B.N. 1244-48.

657-48-A—H.B.M.—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan, Amendment to N.B. 85-47.

658-48-A—H.B.M.—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan, Amendment to N.B. 186-46.

659-48-A—H.B.M.—North side of West 114th street, north side, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan, Amendment to N.B. 95-47.

660-48-A—H.B.Q.—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), Alt. 1309-48.

661-48-A—H.B.Q.—130-16 176th street, south side, 140 ft. east of 130th avenue (Block 12529, Lot 72), Springfield Gardens, Borough of Queens, N.B. 2851-48.

662-48-A—F.D.—1923 Plainview avenue, north side, 107.23 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens, 22427-LF and Decision.

663-48-A—H.B.Q.—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of Beach 70th street (Block 534, Lot 61), Arverne, Borough of Queens, Alt. 1671-48.

664-48-A—H.B.Q.—69-20 to 69-24 Rockaway Beach boulevard and 208 Beach 70th street, northeast corner (Block 534, Lot 66), Arverne, Borough of Queens, Alt. 1672-48.

665-48-A—H.B.Q.—415-419 Beach 133rd street, west side, 140 ft. and 170 ft. north of Newport avenue (basement); (Block 684, Lots 34 and 35), Belle Harbor, Borough of Queens, N.B. 1510-47 and N.B. 1511-47.

666-48-BZ—H.B.Q.—41-19 Broadway, northwest corner of 42nd street (Block 679, Lot 1), Long Island City, Borough of Queens, Alt. 2973-47.

667-48-SM—Elkhart Nozzle (spray type), Adjustable 2½ in. size, manufactured by Elkhart Brass Manufacturing Co., Material.

668-48-BZ—H.B.Q.—42-03 to 42-15 Rockaway Beach boulevard, south side, 20.31 ft. west of Beach 42nd street (Block 323, Lots 33, 35, 40, 44, 45 and 46), Edgemere, Borough of Queens, Misc. 2127-48.

669-48-A—H.B.Q.—42-03 to 42-15 Rockaway Beach boulevard, south side, 20.31 ft. west of Beach 42nd street (Block 323, Lots 33, 35, 40, 44, 45 and 46), Edgemere, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Beach 42nd street), Misc. 2127-48.

670-48-SM—Drive-It Tool, Models 222 and 238 (for driving studs into concrete and steel), manufactured by Powder-Power Tool Corp., Material.

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671-48-A—H.B.M.—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan, Decision re Alt. 825-48.

672-48-BZ—H.B.B.—30 82nd street, south side, 124 ft. east of Shore road (Block 6003, Lot 45), Borough of Brooklyn, Alt. 4338-47.

673-48-BZ—H.B.M.—13-15 Christopher street (rear), north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan, N.B. 68-48.

674-48-BZ—H.B.Q.—142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens, N.B. 926-48.

675-48-A—H.B.B.—2143-2161 Flatbush avenue, east side, 75 ft. north of East 46th street (Block 7890, Lot 43), Borough of Brooklyn, N.B. 531-48.

676-48-SA—National Foam System, Inc., Foam Makers, Models SS-1½, A and B; SS-3, A and B; SS-6, A and B; Dip Tank Deflectors, Models SD-1½F; SD-3F and SD-6F and Overhead Spray Deflectors, Models SD-1½B; SD-3B and SD-6B, Appliance.

677-48-SA—National Aer-O-Foam Chambers, Models MC-6; MC-12; MC-24 and MC-36; Appliance.

678-48-SA—National Aer-O-Foam Nozzles, Models RP-1½; RP-3 and RP-6, Appliance.

679-48-A—F.D.—2-03 55th avenue (main building), and east and west sides of 2nd street (Raw Dock building; Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd, 3rd 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors); (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens, Decision.

680-48-SM—Boca Steel Sash, manufactured by The Bogert and Carlough Co., Material.

681-48-SM—CRC-520 3-Way Valve (dual oil tank installation), manufactured by Detroit Lubricator Co., Material.

682-48-SM—One-Shot Lighter Fluid Tube, manufactured by Universal Chemical Corp., Material.

683-48-A—F.D.—225-227 East 53rd street, north side, 260 ft. east of 3rd avenue (Block 1327, Lot 11), Borough of Manhattan, Decision.

Restored to Docket

72-45-A—H.B.M.—94-100 Varick street and 68 Watt street, northeast corner (Block 477, Lot 35), Borough of Manhattan, Alt. 1181-48.

449-40-SA—Reznor and Carrier Gas Heaters, Appliance.

824-47-SA—Frigidaire Automatic Washer, Model WJ-60A, Appliance.

694-41-BZ—H.B.B.—1092-1102 Rogers avenue and 2613-2623 Clarendon road, northwest corner (Block 5170, Lot 34), Borough of Brooklyn, N.B. 707-48.

812-41-BZ—H.B.B.—1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn, Alt. 3864-41.

102-48-BZ—H.B.B.—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn, N.B. 1833-47.

532-44-BZ—H.B.R.—42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond, N.B. 296-44.

DESIGNATIONS: H.B.—Department of Housing and Buildings, H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

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JULY 20, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 20, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

181-38-BZ—Application of W. H. and J. F. Dusenbury, applicants, on behalf of Frances Smith, owner, reopened May 18, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop; premises 410 City Island avenue, Borough of The Bronx.

312-47-BZ—Application, April 2, 1947, under section 7c of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Abraham L. Dorgin, owner (Frank W. Banfield, lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop; premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

594-29-BZ—Application of Paul Friedman, applicant, on behalf of Jean Frischling, owner (Murray Frischling, lessee, d/b/a Morey Motors), reopened May 25, 1948, under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district the extension to existing building using more than the area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles (previously denied by the Board for erection of a gasoline service station); premises 5810-5824 Bay parkway and 2177-2183 59th street, northwest corner (Block 5508, Lots 42 and 44), Borough of Brooklyn.

1074-47-BZ—Application, December 3, 1947, under section 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Louis W. Alpher, owner, to permit in a residence use district the parking and storage of more than five motor vehicles with a proposed office, for a period of years; premises 260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

144-48-BZ—Application, February 20, 1948, under sections 7c and 21 of the zoning resolution, of Jack Z. Cohen, applicant, on behalf of Clara F. Ponzio, owner, to permit in a residence and business use district the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area; premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened March 23, 1948, under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

921-26-BZ—Application of Henry Nordheim, applicant, on behalf of B. and R. Holding Corp., owner, reopened March 23, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district the change in occupancy from garage for

more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop; premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

93-48-BZ—Application, February 5, 1948, under sections 7c and 7i of the zoning resolution, of M. Martin Elkind, applicant, on behalf of K & L Auto Electric Service, owner, to permit in a business use district the extension to existing building on first floor to be used for extension to existing battery and ignition service; premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

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322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

1064-47-BZ—Application, December 12, 1947, under sections 7f and 7i of the zoning resolution, of Jacob L. Sherwood, applicant, on behalf of Rochambeau Holding Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry, and motor vehicle repair shop; premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

411-47-BZ—Application of Reginald S. Hardy, applicant, on behalf of Mark A. Beathan, owner, reopened June 8, 1948, for consideration as to amendment of resolution as to length of term of variance—application previously granted on condition under section 7e of the zoning resolution for a temporary term of five years permitting in a residence use district the erection of a business building to be used as an office (request for reopening and amendment previously dismissed for lack of prosecution, February 3, 1948); premises 214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

708-47-BZ—Application, July 22, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Hanover Sacks Corp., owner, to permit in a residence and business use district the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced; premises 61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

1076-47-BZ—Application, December 3, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Francis Decca and Rose Calabro, owners, to permit in a residence use district the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop; premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

1077-47-A—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (under section 35, General City Law re bed of mapped street—re proposed widening of 44th avenue).

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

8-48-BZ—Application, January 6, 1948, under section 7c of the zoning resolution, of Samuel Roth & Herman Kron, applicants, on behalf of Domenick Marco Cicero, owner, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five motor vehicles; premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

712-47-BZ—Application, July 22, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of L & G Realty Corp., owner, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars; premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

158-48-BZ—Application, February 26, 1948, under section 7i of the zoning resolution, of Barney Rosenstein, applicant, on behalf of Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee), to permit in a residence and business use district the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop; premises 4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a

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business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

481-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Herbert Gretsche, applicant, on behalf of Apac Realty Corp., owner, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines; premises 1320-1328 Atlantic avenue south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

835-47-BZ—Application of Burke, Morrison and Green, for E. Koepfel, Inc., owner, reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application, previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn); premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

513-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Yetta Muntner, owner (Fabrikid Glove Co., lessee), reopened June 22, 1948, for consideration as to amendment of resolution,—Application, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue; premises 883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn.

1112-22-BZ—Application of Harry M. Prince, applicant, on behalf of West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee), reopened June 22, 1948, under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; premises 2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

1437-23-BZ—Application of Harold L. Young, applicant, on behalf of Adjo Garage Inc., owner, reopened May 20, 1947, under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station (previously granted by the Board); premises 235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan.

982-39-BZ—Application of Paul Friedman, applicant, on behalf of Chapmald Realty Corp., owner, reopened June 22, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years (previously denied by the Board); premises 406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan.

460-32-BZ—Application of Paul Friedman, applicant on behalf of Abraham Hechter, owner, for consideration as to reopening and amendment of resolution, to permit change from parking and storage of not more than five motor vehicles, to sale of not more than five motor vehicles—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building so as to include a motor vehicle repair shop, and, also permitting the unbuilt upon space toward the front, for the storage of not more than five motor vehicles; premises 1551-1555 Coney Island avenue, east side, 100 ft. south of Avenue L (Block 6731, Lot 90), Borough of Brooklyn.

407-40-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened April 9, 1946, under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building (previously approved by the Board) of existing gasoline service station (previously granted by the Board); premises 1927-1935 Flatbush avenue and 3845-3855 Kings Highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn.

398-45-BZ—Application of Charles M. Spindler, applicant, on behalf of Stanley Kilburn, owner, reopened June 8, 1948, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted; premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

767-47-BZ—Application of Kitzler and Nurick, applicants, on behalf of Jack Resnicoff, owner, reopened February 17, 1948, under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two family dwelling) without the required set back, (previously denied by the Board); premises 404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

69-48-BZ—Application, January 26, 1948, under section 7e of the zoning resolution, of Shirley and deShaw, applicants, on behalf of Herman Burczyk, owner, to permit in a residence use district the erection and maintenance of an automatic retail rental laundry, for a term of five years; premises 511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan.

89-48-BZ—Application, February 3, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, ap-

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plicant, on behalf of Hale Cleaners & Dyers Inc., owner, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

201-48-BZ—Application, March 9, 1948, under section 7c of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangin, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

266-48-BZ—Application, March 24, 1948, under sections 7c and 7e of the zoning resolution, of Benjamin Antin, applicant, on behalf of Sound Realty Co., owner, to permit in a residence and business use district, the erection and maintenance of a storage garage for more than five motor vehicles; premises west side, of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx.

282-48-BZ—Application, March 25, 1948, under section 7e of the zoning resolution, of David I. Shivitz, applicant, on behalf of Rose Hurwitz, owner, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry; premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

312-48-BZ—Application, March 22, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Cornell Furniture Co., owner, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

313-48-A—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

438-48-BZ—Application, May 14, 1948, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Service Stations Syndicate, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repair shop and the parking and storage of more than five motor vehicles, accessory sales and office; premises 41-02 to

41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens.

473-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee), to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted; premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

529-48-BZ—Application, June 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of Jacob W. Sherman, applicant, on behalf of Leon Emmerman, owner, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted; premises 86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

536-48-BZ—Application, June 7, 1948, under section 21 of the zoning resolution, of James E. McKillop, applicant, on behalf of Joe-Nett Realty Corp., owner, to permit in a business use, C area district, the extension to existing building on first floor using more than the area permitted; premises 848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 46), Borough of Brooklyn.

584-48-BZ—Application, June 22, 1948, under section 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of Castle Hill Associates, owner, to permit in a residence and retail use, D area district, the erection of a building (stores), in the retail use district portion, using more than the area permitted; premises 1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx.

589-48-BZ—Application, June 24, 1948, under sections 7e and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Ann L. Marshall, owner, to permit in a residence use district, the change in occupancy

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from one family dwelling to cat and dog hospital and one family residence; premises 318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

628-48-A—175-04 Horace Harding boulevard, southeast corner of 175th street, and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35 General City Law re bed of mapped street—175th street).

627-48-A—35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan.

168-48-SA—Ross Industrial Oven, Gas Fired.

501-48-SA—Lanna Burner, Models D200, D220, D240, D260, D300, D320, D340 and D360.

304-47-SA—International Combustion Corp. Oil Burners, Series 60 and 70.

957-47-SM—Acousti-Celotex Fire Retarded with Celotex Retardant M.H-8.

480-48-SM—Pure Linseed Oil Putty.

117-48-SM—Airjet Ventilators and Vent Flue Caps.

401-48-SM—Fire-Bar, Flameproofing Compound.

1047-41-SA—Hoffman 140 F Safety Dry Cleaning Units (reopened June 29, 1948, re amendment of resolution, to include Models A1, A2, B1 and B2).

397-48-SM—Capitol One and One-Half Hour Fire Test Door.

878-47-SA—Nagel Process Steam Atomizing Oil Burner.

491-31-SA—Perfection Oil Burning Heater, Models 3168, 3140, 3050 and 3040 and Ivanhoe Oil Burning Heater, Models 2150, 2050, 2140, 2040 and 2030 (reopened March 23, 1948 re amendment of resolution).

57-48-SA—Master Weld Tank & Boiler Corp., 550 Gallon Gasoline Storage Tank.

968-47-SA—Chrysler Air Temp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9 and to permit marketing under trade names, "Stokal Stoker Oil Fired Water Heater", Models WO-5 and WO-10 and WO-15; and "Viking Manufacturing Co. Oil Fired Water Heaters", Models 920, 930 and 945.

76-48-SA—Chrysler Air Temp Packaged Air Conditioners, Models 3 SCD and 5 SCA.

561-48-SA—Petroleum Hydraulic Gasoline Storage and Delivery System.

20-38-SM—Alpha Composite Beam Construction (reopened March 4, 1947 re amendment of resolution).

33-44-SM—Johns-Manville Corporation Fibretex and Johns-Manville Fibretone (acoustical materials); (reopened November 12, 1947 re amendment of resolution).

791-47-SM—Conviser Concrete Filled Steel Columns, Heavy-Weight Series.

22-48-SM—Home Guardian Fire Retarder (Flameproofing Compound).

50-48-SM—Terson—704 FRS and Terson 503 FRS (Fire resistant coated fabric).

211-48-SM—Con Glaze Elastic Glazing Compound.

330-48-SM—Allied Ventilating Systems, Inc., Paint Storage Cabinet.

417-48-SM—Pyroset D (Flameproofing Compound).

366-48-SM—Fire Chief Impregnating Compound (Flameproofing Compound).

500-47-SM—Three Hour Tin Clad Door, Metal Door Association, Inc., applicant, for the following owner-manufacturers: A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.

169-38-SM—Insulex Glass Block (reopened February 18, 1947 re amendment of resolution to include approval of additional size blocks).

289-46-SM—Glastone (Lightweight concrete masonry unit faced with Vitrolite).

412-48-SA—Fuelstat Models 30EN, 30E6N and 30E9N (Oil Burner Fuel Unit).

201-47-SA—Snead Automatic Cup Beverage Dispensing Machine.

436-48-SA—Dravo Counterflow Unit Heater, Gas Fired, Models 40 SGA, 40 SG, 50 SGA, 50 SG, 75 SGA, 75 SG, 100 SGA, 100 SG, 125 SGA, 125 SG, 150 SGA, 150 SG, 175 SGA, 175 SG, 200 SGA and 200 SG.

807-46-SM—Goldsmith Metal Lath.

HARRIS H. MURDOCK, *Chairman.*

JULY 20, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 20, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

583-48-A—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

521-48-A—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

563-48-A—178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn.

568-48-A—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 201-215 West 43rd street and 200-214 West 44th street (theatre); (Block 1015, Lot 29), Borough of Manhattan.

452-48-A—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11 and 17 to 24 incl. and 52 to 55 incl.), Borough of Brooklyn.

518-48-A—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue (Block 6065, Lot 24), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—32nd avenue).

556-48-A—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law, re building not fronting on legal street).

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621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

576-48-A—134-17 Jamaica avenue, north side, and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street proposed widening of Metropolitan avenue).

519-48-A—1781 Victory boulevard and 576 Manor road, northwest corner (Block 371, easterly part of Lot 4), West New Brighton, Borough of Richmond.

424-48-A—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

526-48-A—444 Coney Island avenue, west side 103 ft. 5½ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

566-48-A—114-116 East 85th street, south side, 180 ft. east of Park avenue (Basement, 1st, 2nd and 3rd flors); (Block 1513, Lot 64), Borough of Manhattan.

798-46-A—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

370-48-A—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

405-48-A—2425 Atlantic avenue and 30 Havens place, northwest corner (Block 1574, Lots 23 to 31 inclusive), Borough of Brooklyn.

492-48-A—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont Parkway (Block 2919, Lot 35), Borough of The Bronx.

494-48-A—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (2nd floor); (Block 2980, Lot 8), Borough of The Bronx.

411-48-A—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

503-48-A—643-667 Smith street, Bulkhead dock of Smith street and Gowanus (Bay and Canal); (Block 495a), Borough of Brooklyn.

490-48-A—508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18), Borough of Brooklyn.

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

456-48-A—82-106 Pacific street and 328-346 Henry street, southwest corner (1st floor); (Block 290, Lot 13), Borough of Brooklyn.

504-48-A—6 East 76th street, south side, 150 ft. east of 5th avenue (cellar); (Block 1390, Lot 66), Borough of Manhattan.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

511-48-A—1013-1019 Central avenue (Beach 20th street), west side, 68 ft. north of Cornaga avenue (basement and 1st floor); (Block 212, Lots 1 and 9), Far Rockaway, Borough of Queens.

603-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 27, 1948 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

392-48-A—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

534-48-A—401-435 East 34th street and 34-37 Marginal street, northwest corner, and 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots 1-4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan.

541-48-A—46-04 31st avenue, southeast corner of 46th street (Block 725, Lot 25), Long Island City, Borough of Queens.

573-48-A—21-33 North 11th street and west side of Kent avenue, from North 11th to North 12th streets (Block 2287, Lot 1), Borough of Brooklyn.

453-48-A—631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, entire block (basement and 1st floor); (Block 5255, Lot 1), Borough of Brooklyn.

533-48-A—223 West 42nd street and 1671-1677 Broadway, northwest corner (Block 1024, Lot 21), Borough of Manhattan.

558-48-A—346-348 Cumberland street, west side, 52 ft. south of Fulton street (1st floor); (Block 2005, Lot 53), Borough of Brooklyn.

617-48-A—144 Beach 64th street, east side, 226 ft. south of Larkin street (Block 356, Lot 30), Arverne, Borough of Queens.

555-48-A—3825 Corlear avenue, southwest corner of West 240th street and southeast corner of Tibbett avenue (Block 3414B, Lots 40, 48, 50, 55, 59, 65, 69, 73 and 74), Borough of The Bronx.

514-48-A—3-5 East 53rd street, north side, 125 ft. east of 5th avenue (1st floor and roof extension); (Block 1289, Lot 6), Borough of Manhattan.

585-48-A—92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan.

586-48-A—28-30 West 4th street, southeast corner of Greene street (Block 535, Lot 24), Borough of Manhattan.

590-48-A—1946-1952 Flatbush avenue (1958 displayed), southwest corner of Kings Highway (Block 7817, Lot 37), Borough of Brooklyn.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

606-48-A—27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3555), Borough of Brooklyn.

607-48-A—50-14 to 50-18 186th street, west side, 31.02 ft. and 71.02 ft. south of Peck avenue, 185-18 to 186-04 Peck avenue, southeast and southwest corners of 186th

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street and 50-25 to 50-29 186th street, east side, 102.39 ft. to 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40, 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens.

608-48-A—2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx.

609-48-A—65-02 to 65-42 79th street, southwest corner of Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens.

614-48-A—2150 East 27th street, west side, 31 ft. 4¾ in. south of Gravesend Neck road (2nd floor); (Block 7359, Lot 32), Borough of Brooklyn.

615-48-A—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan.

616-48-A—9526-9530 Ditmas avenue, southwest corner of East 96th street (Block 8121, Lots 48 and 49), Borough of Brooklyn.

618-48-A—328-338 Wythe avenue, southwest corner of South 1st street (4th floor and yard); (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn.

629-48-A—920 East 149th street, south side, 250 ft. east of Bruckner boulevard (Block 2599, Lot 100), Borough of The Bronx.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

613-48-A—Re Manufacture, storage and sale of inflammable mixture known as "Polyco" (bubble solution) in New York City.

626-48-A—3121-3127 Kings Highway and 1374-1378 East 32nd street, northwest corner (basement and 1st floor); (Block 7667, Lot 75), Borough of Brooklyn.

640-48-A—220-222 East 125th street, south side, 230 ft. east of 3rd avenue (Block 1789, Lot 39), Borough of Manhattan.

645-48-A—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

574-48-A—Foot of Kingsland avenue, 550 ft. north of Greenpoint avenue (Block 2517, Lot 27), Borough of Brooklyn.

664-48-A—69-20 to 69-24 Rockaway Beach boulevard and 208 Beach 70th street, northeast corner (Block 534, Lot 66), Arverne, Borough of Queens.

661-48-A—130-16 176th street, south side, 140 ft. east of 130th avenue (Block 12529, Lot 72), Glendale, Borough of Queens.

671-48-A—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

662-48-A—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens.

663-48-A—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens.

641-48-A—7828-7844 Parsons boulevard, southwest corner of 78th road (Block 6815, Lot 1), Flushing, Borough of Queens.

644-48-A—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

683-48-A—225-227 East 53rd street, north side, 260 ft. east of 3rd avenue (Block 1327, Lot 11), Borough of Manhattan.

656-48-A—9 Great Jones street, south side, 26 ft. 2 in. west of Lafayette street (Block 530, Lot 12), Borough of Manhattan.

423-48-A—311-315 93rd street, north side 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

176-48-A—171-173 Greene street, west side, 140 ft. south of Bleecker street (1st floor); (Block 524, Lot 54), Borough of Manhattan.

665-48-A—415 and 419 Beach 133rd street, west side, 140 ft. and 170 ft. north of Newport avenue (basement); (Block 684, Lots 34 and 35), Belle Harbor, Borough of Queens.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

72-45-A—94-100 Varick street and 68 Watt street, northeast corner (Block 477, Lot 35), Borough of Manhattan (reopened July 13, 1948).

675-48-A—2143-2161 Flatbush avenue, east side, 75 ft. north of East 46th street (Block 7890, Lot 43), Borough of Brooklyn.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

688-48-A—565-573 Johnson avenue, northwest corner of Gardner avenue (Block 2988, Lots 20 and 37), Borough of Brooklyn.

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

722-47-A—2-01 50th avenue (4th street), northeast corner of 2nd street (Block 17, Lot 28), Long Island City, Borough of Queens.

483-48-SA—Reliable Viscolator.

684-48-SM—Ace Cinder Block.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store

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and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard

(Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 13, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 22, 1948, were approved as printed in the Bulletin of June 29, 1948, Vol. 33, No. 26.

ZONING APPLICATIONS

130-47-BZ

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning

resolution, to permit in a residence and business use district, the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Isadore Spevack, Ivy Nicholas, C. E. Morton and Anna Belle Lyons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument.

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411-47-BZ

APPLICANT—Reginald S. Hardy, for Mark A. Beathan, owner.

SUBJECT—Application reopened June 8, 1948, re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, for a temporary term of five years, permitting in a residence use district, the erection of a business building to be used as an office.

PREMISES AFFECTED—214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., at written request of applicant.

708-47-BZ

APPLICANT—Lama and Proskauer, for Hanover Sacks Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced.

PREMISES AFFECTED—61-42 to 61-48 Fresh Meadow Lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: W. Wyrzykowski, Gussie Pinterits and Josephine Vollmecke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection by a committee of the Board and decision without further argument.

712-47-BZ

APPLICANT—Lama and Proskauer, for L & G Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., to obtain records from Dept. of Housing and Buildings.

835-47-BZ

APPLICANT—Burke, Morrison and Green, for E. Koepel, Inc., owner.

SUBJECT—Application reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application (decision of the borough

superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn).

PREMISES AFFECTED—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, Frank S. Parker and John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for further consideration and decision, and for filing of revised plans.

1022-47-BZ

APPLICANT—Julius S. Rapson, for Millie Cardillo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use district, the storage of building materials.

PREMISES AFFECTED—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: J. S. Rapson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. in order to get a complete analysis of the record.

1076-47-BZ

APPLICANT—Lama and Proskauer, for Francis Decca and Rose Calabro, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frank Chitrieri, T. Cuneo, Fannie Dagrosa, Mary Ralleri and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection and decision without further argument.

8-48-BZ

APPLICANT—Samuel Roth and Herman Kron, for Domenick Marco Cicero, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

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APPEARANCES—

For Applicant: Samuel Roth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M., for inspection by a committee of the Board and decision.

158-48-BZ

APPLICANT—Barney Rosenstein, for Fort Washington Automobile Club Inc., owner (Coliscum Operating Corp., lessee—Washington Motors Inc., sub-lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop.

PREMISES AFFECTED—4360-4374 Broadway, east side, 50 ft. south of West 187th street (Block 2167, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Barney Rosenstein.

For Opposition: Samuel Alexander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision without further argument.

180-48-BZ

APPLICANT—Lama and Proskaucr, for Marion Fogarazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting and spraying and to permit the parking, in open lot, of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Joseph Fogarazzo and John Fogarazzo.

For Opposition: Edward Devlin and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection by a committee of the Board and decision; hearing closed.

255-48-BZ

APPLICANT—Charles A. Wilson, for Frank and Catherine Attenese, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing and motor vehicle repair shop.

PREMISES AFFECTED—2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles A. Wilson, Frank Attenese and Catherine Attenese.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision without further argument.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel, Herman Boslow and Harry Boslow.

For Opposition: Frank J. Pino and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision without further argument.

463-48-BZ

APPLICANT—Charles C. Weinstein, for Sam Minskoff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted.

PREMISES AFFECTED—98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. at request of the applicant.

481-48-BZ

APPLICANT—Herbert Gretsch, for Apac Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines.

PREMISES AFFECTED—1320-1328 Atlantic avenue, south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretsch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection by a committee of the Board.

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499-48-BZ

APPLICANT—Paul Friedman, for Utility Laundry Service, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning.

PREMISES AFFECTED—2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Oscar J. Alpert.
For Opposition: Frank A. Barrera.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision; hearing closed.

328-34-BZ

APPLICANT—S. Sheldon Meyers, for Max Mirowitz, owner.

SUBJECT—Application reopened June 29, 1948, for consideration as to extension of term of variance (expired by limitation)—Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, for a term of five years, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—1449 Vyse avenue, west side, 100 ft. south of Jennings street, (Block 2987, Lot 33), Borough of The Bronx.

APPEARANCES—

For Applicant: S. Sheldon Meyers and A. L. Seiden.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (328-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the change of occupancy of an existing building to a garage for more than five (5) motor vehicles, affecting premises 1449 Vyse avenue, west side, 100 ft. south of Jennings street, (Block 2987, Lot 33), Borough of The Bronx, was granted by the Board on October 22, 1935, on certain conditions; and

WHEREAS, the resolution was amended on May 5, 1936 and July 7, 1936; and

WHEREAS, time to obtain permits and complete the work was extended from time to time, and last extended on July 20, 1943, at which time the term of variance was extended; and

WHEREAS, the applicant requested a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this case was reopened by vote of the Board on June 29, 1948 and set for hearing on July 13, 1948, at 10 A.M.; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1948, re amendment to Alt. Applic. 1052-47, reads:

“3. Proposed use of this building, as a Non-Storage Garage for Twenty-five (25) Motor Vehicles, is contrary to Article II, Section 3, of the Zoning Resolution.”

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted October 22, 1935, as amended May 5, 1936, and July 7, 1936, and thereafter resolutions adopted through July 20, 1943, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“Granted under section 7f for a term of five (5) years to permit the building to be occupied for storage garage for not over 25 motor vehicles, on condition that only motor vehicles of the pleasure car type shall be stored therein; that no motor vehicle repairing shall be carried on and no sale or storage of gasoline; that the building shall not be increased in height or area; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained within three (3) months from the date of this amended resolution.”

294-39-BZ

APPLICANT—Henry George Greene, for Sol. J. and Ben Lupoff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room, offices and automobile showroom; (reopened April 20, 1948)

PREMISES AFFECTED—415-419 Eastern parkway (421-423 displayed), north side, 106 ft. east of Bedford avenue and 1523-1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene and Sol J. Lupoff.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (294-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit, partly in a business use district and partly in a residence use district, the alteration and conversion of occupancy of a building occupied as a garage for more than five (5) motor vehicles and motor vehicle repair shop, so as to include a gasoline service station; premises 1523-1527 Bedford avenue, east side, 82 ft. $\frac{3}{8}$ in. north of Eastern parkway (Block No. 1260, part of Lot No. 5), Borough of Brooklyn, was granted by the Board on July 18, 1939, on certain conditions; and

WHEREAS, the resolution was amended on March 26, 1940; and

WHEREAS, Henry George Greene, for Sol. J. and Ben Lupoff, owners, filed March 29, 1948, requested reopening of this application and consideration under Section 7c of the zoning resolution, to permit in residence and business use districts; the change of occupancy from public garage, gasoline service station, lubritorium, auto laundry, auto accessory sales room and office to public garage, gasoline service station, lubritorium, auto laundry, auto accessory

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salesroom, offices and automobile show room, affecting premises 415 to 419 Eastern parkway (421 to 423 displayed) north side, 106 ft. east of Bedford avenue and 1523 to 1527 Bedford avenue (Block 1260, Lot 5), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on April 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to June 22, 1948, then to July 13, 1948, for inspection and for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Bedford avenue is in a business use, B area and Class 1¼ height district; Eastern Parkway and the site are in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 13, 1948, on amendment to Alt. Applic. 4747-47, reads:

"3. Proposed change of use from gas station, public garage, lubritorium, laundry, offices and auto accessory salesroom to gas station, public garage, lubritorium, laundry, offices, auto accessory salesroom and automobile showroom on premises located partly in a business zone and partly in a residence zone is contrary to Article II, Section 3 of the zoning resolution and to Board of Standards and Appeals resolution, Cal. 294-39-BZ, Vol. 25, Bulletin 14."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. front by 145 ft. 9½ in. in depth on Eastern Parkway and 65 ft. 6 in. front by 144 ft. 6 in. in depth, on Bedford avenue, one story, 13 ft. 6 in. in height, of Class 3 construction, presently used as a gasoline service station, public garage, lubritorium, auto laundry, office and auto accessory salesroom; that it is proposed to change the wing on Eastern parkway to be used as an automobile showroom for pleasure type of cars; that it is proposed to change the entire appearance by reconstructing the entire facade, maintain the shrubbed area and still maintain the curb originally approved by the Board; that the opening connecting the Bedford avenue portion and proposed wing will be closed; and

WHEREAS, the applicant contends that it is the intent of the present owner to change the entire appearance of this wing by reconstructing the entire facade with a more pleasing esthetic appearance, maintain the shrubbed area substantially, in accordance with the original resolution as laid down by the Board and still maintain the curb cut originally approved by the Board; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Committee found that the requirements of the resolution adopted July 18, 1939 were not being complied with in all respects; and

WHEREAS, the Board deemed there was no justification for the exercise of its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Amend. to Alt. Applic. 4747-47, be and it hereby is affirmed and that the application be and it hereby is denied.

155-48-BZ

APPLICANT—James E. Casale, for Beatrice D. Maroney, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph L. Ennis, John J. Dowling, J. E. Casale, Marvin Fine and Horace Ginsberg.

For Opposition: Thomas Huser and Gwendalyn B. Sands.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE TO GRANT, re NON-ILLUMINATED SIGN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE VOTE TO GRANT, re ILLUMINATED SIGN—
Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3
Negative: Chairman Murdock..... 1

THE RESOLUTION (155-48-BZ)

WHEREAS, James E. Casale, for Beatrice D. Maroney, owner, filed February 19, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district an illuminated advertising sign, affecting premises 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 25, 1948, after due notice by publication in the Bulletin, and laid over for inspection by a committee of the Board, and last laid over to July 13, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that East 86th street is in residence and business use, B area, Class 1½ height districts, Park avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1948 re Elect. Sign Applic. 5-48, reads:

"Sign not permitted in residence district under Art. 2, Sect. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 51 ft. front by 102 ft. 2 in. in depth on which is located a building 51 ft. front by 102 ft. 2 in. in depth on 1st floor, 88 ft. deep at typical floor, 6 stories 72 ft. in height, of Class 3 construction, presently used as stores and apartments; that it is proposed to erect an illuminated sign on the face of the building 8 inches away from the plate glass window on second floor; that the plate glass will be at least 4 inches back of building line; and

WHEREAS, the applicant contends that the sign will not project more than 4 in. beyond the lot line; that the basement, first floor and part of the second floor will be occupied by Howard Clothes for retail business purposes; that the Building Department has approved such usage of the space; that this building was erected in 1888 with stores on basement floor and on 1st floor, offices on 2nd floor and apartments on the upper four stories; that the building has been in such use since its erection; that signs have been installed from time to time on the face of the stores; that the proposed sign will be a dignified one and will not detract from the character of the building; that directly across the street is a theatre marquee and a Liggetts Drug Store with illuminated signs; that easterly of the building are other stores with projecting illuminated signs and the general character is that of business buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the question of legality of the use of the premises for business purposes was determined by the Board this day under Calendar No. 652-48-A; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zone resolution.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, for a term of ten (10) years to permit an illuminated sign on the space over the first story of the building of the general design and location and size as indicated on revised plan marked "Received June 8, 1948, *on condition* that such sign shall comply in all other respects with all laws, rules and regulations applicable thereto.

374-48-BZ

APPLICANT—Lama and Proskauer, for Emar Service Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of an auto laundry (high-speed).

PREMISES AFFECTED—175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles H. Ostermann, Edwin Atchinson and George Peppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. McKeever, Borough President's office.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (374-48-BZ)

WHEREAS, Lama and Proskauer, for Emar Service Corporation, owner, filed April 21, 1948, an application under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of an auto laundry (high speed), affecting premises 175-04 Horace Harding boulevard, southeast corner of 175th street, and 175-01 to 175-03 64th avenue, (Block 6891, Lot 13), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 64th avenue is in residence and business use, D area, Class 1 height districts; 175th street is in residence and retail use, D area, Class 1 height districts; Horace Harding boulevard is in a retail use, D area, Class 1 height district; and the site is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1948, re N.B. Applic. 1359-48, reads:

"1. The erection of an auto laundry located within a retail district and partially within a residence district is contrary to Article 2, section 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 93.80 ft. front by 129.37 ft. in depth (irregular) on which is located a 13 ft. by 15 ft., 1-story metal building, which is to be removed. It is proposed to erect a new modern high speed auto laundry 25 ft. front by 111 ft. in depth, one story 14 ft. in height, of Class 3 construction; that a wood picket 4 ft. high fence will be erected on the easterly lot line; that it is proposed to install a 15 ft. wide curb cut on 64th avenue as an exit and a 15 ft. curb cut on Horace Harding boulevard as an entrance; that the balance of the lot will be seeded and planted: and

WHEREAS, the applicant contends that Horace Harding boulevard is a main auto highway leading east and west across Long Island, so that this proposed building is entirely in keeping at this location; that the building will be of such design as to be in keeping on this retail street and also be in harmony with the future development of the community; that the proposed high speed auto laundry is a new type of auto service and a required service for the community; that the subject site is adjoined on the east on Block 6891, Lot 26 by a gasoline service station, which is a nonconforming use in this retail district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the use is permitted in a retail use district; and

WHEREAS, the only question before the Board is the extension of the use into a small section of the plot along 64th avenue in the residence use district; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c to permit the extension of the proposed use into the more restricted district as proposed and as indicated on revised plan marked "Received June 22, 1948," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be provided an area as proposed toward the west as a reservoir for cars waiting to be serviced in the auto laundry so as to keep automobiles off of Horace Harding boulevard and other streets; that this area for parking of cars waiting to be serviced shall be as proposed and the space shall be levelled and surfaced with clean gravel or steam cinders and treated with a binder; that curb cuts shall be restricted to one curb cut 30 ft. in width as shown from Horace Harding boulevard and a similar curb cut on 64th avenue; that planting shall be maintained around the plot as indicated on such revised plans; that a substantial woven wire fence not less than five (5) ft. in height shall be maintained on the lot line to the east from 64th avenue through to Horace Harding boulevard; that no uses other than as proposed shall be permitted; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

420-48-BZ

APPLICANT—Charles M. Spindler, for Douglas Baker, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office.

PREMISES AFFECTED—53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

APPEARANCES—

For Applicant Robert W. Artus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (420-48-BZ)

WHEREAS, Charles M. Spindler for Douglas Baker, owner,

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filed May 7, 1948 an application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station, to include lubrication, auto washing, storage and sale of automobile accessories and office, affecting premises 53-13 to 53-19 Beach Channel drive and 378-384 Beach 54th street, south-east corner (Block 377, Lot 58), Arverne, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 13, 1948, for further consideration; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 54th street, Beach Channel drive and the site are in a residence use D area class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 28, 1948 on Alt. Applic. 772-48 reads:

"1. Proposed extension of building on an existing gasoline service station in a residence use district and use of premises as gasoline service station, auto washing, lubrication, office, and storage and sale of auto accessories in contrary to Article 2, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.012 ft. frontage by 104.06 ft. in depth, on which is located a building 16 ft. front by 24 ft. in depth, irregular; that there are four approved 550 gallon gasoline tanks and two dispensing pumps; that there is also a hoist; that is is proposed to construct a one story 13 ft. extension 26 ft. 10 in. by 104 ft. in area, to be used for the storage of auto accessories, lubrication, and auto washing; that the new extension will enclose present open air lubricating area; and

WHEREAS, the applicant contends that the owner has quite a demand for tires, batteries, auto accessories, anti-freeze, etc. and due to his location, he maintains quite a supply on hand; that there will be no access to this storage room by motor vehicles; that there are no buildings within the affected area, and a few blocks to the east there is an airport; that although the area is completely undeveloped, it is proposed to leave a 10 ft. rear yard behind the proposed extension as a protection for any possible future development to the south; that since the rear of this station, like the surrounding area, consists principally of sand dunes, it is proposed to fence the front driveway area which is the only portion of the station accessible to motor vehicles; and

WHEREAS, the use was established under N.B. 715-28 and has a certificate of occupancy 38688 of 1928, when the premises were zoned for undertermined use, which was changed to residence use December 28, 1939; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 7e thereof, to permit the extension of the existing building of the legally constructed gasoline service station as proposed and as shown on revised plans marked "Received July 9, 1948," 2 sheets, *on condition* that there shall be as shown thereon no entrance to Beach 54th street; that a proper fence shall be maintained along the interior lot line paralleling Beach 53rd street; that the gasoline station shall not be further extended in use or in area beyond the rear of the proposed extensions; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the accessory building shall be used only as proposed for the storage of auto accessories on the east side and lubrication on the west side; that all permits be obtained and all work completed within one (1) year from the date of this resolution.

466-48-BZ

APPLICANT—Tobias Goldstone, for Alberto Georgianni, owner.

SUBJECT—Application (decision of the Borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building to be used as a store and dwellings, using more than the area permitted.

PREMISES AFFECTED—521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street, (Block 288, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Ingram Carner, Francis DiPrima, Antonia Pollini and Salvatore J. Georgianni.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (466-48-BZ)

WHEREAS, Tobias Goldstone for Alberto Georgianni, owner, filed May 19, 1948 an application under section 21 of the zoning resolution, to permit in a retail use D area district, the erection and maintenance of a building to be used as stores and dwellings using more than the area permitted, affecting premises 521 Grand street, south side, 63 ft. 10 in. west of Jackson street and 323 Henry street (Block 288, Lot 33), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Henry street is in residence and retail use D area class 1 height districts; Jackson street, Grand street and the site are in a retail use D area class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1948 on N.B. Applic. 64-48 reads:

"1 The proposed new building should not occupy more than 55 per cent of the area of the lot in a 'D' area district as per Sec. 14 Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage on Grand street by 77.3 ft. in depth, irregular, on Henry street; that the building will be used as store on 1st floor with two dwellings on upper floors; and

WHEREAS, the applicant contends that the owner of these premises has been the owner of 536 Grand street which is diagonally opposite the premises in question since 1929 and prior to that time and since 1921 he occupied said premises at 536 Grand street as a tenant and in 1932 made alterations to it which cost him \$15,000; that in December 1947 the city of New York condemned the premises at 536 Grand street together with all the property on block 331 for the purpose of erecting a house development to be built by Amalgamated Dwelling, Inc.; that the owner was notified he will have to vacate 536 Grand street by July 31, 1948; that the owner was then placed in a position where he had to either buy a building in the immediate neighborhood or buy a lot to erect a building where he could carry on his business and have his residence which up to the present time he carried on at 536 Grand street; that the erection of the proposed building will not affect the light and ventilation of any of the adjacent premises to any great extent as the premises to the east and west now have buildings erected thereon which occupy 100% of the lot on the first

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floor and approximately 80% on the second and 3rd floors; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, as to area, to permit the coverage as proposed and as indicated on plans filed marked "Received June 11, 1948" (5 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not exceed the coverage as proposed at any floor and shall not be increased in height; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

470-48-BZ

APPLICANT—A. H. Salkowitz, for Store Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Walter Lubarsky and O. L. Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (470-48-BZ)

WHEREAS, A. H. Salkowitz, for Store Builders, Inc., owner, filed May 20, 1948 an application under section 21 of the zoning resolution to permit in a residence and business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted, affecting premises 101-11 Queens boulevard, east side, 40.49 ft. south of 67th road (Block 2135, Lots 6 and 8), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, C and D area, Class 1 height district; 67th road and the site are in residence and business use, C and D area Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1948 on N.B. Applic. 6633-47, reads:

"1. The percentage of area of the business portion of the plot, to be occupied by the building, is excessive, the plot being located partly in a business and partly in a residence zone. (Art. IV, sec. 13-b—Zoning Law). and

WHEREAS, the applicant states that the premises consist of a plot, 60.18 ft. frontage by 104.52 ft. in depth, irregular, presently vacant, with a billboard erected on it; that it is proposed to erect a building 60 ft. front by 90 ft. in depth, one story, 17 ft. in height, of Class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that all inquiries that

have been made by proposed tenants for occupancy of these premises require this depth in order that the various stores can be used efficiently; that although the actual depth of the property extends into the residential area, the proposed building, which will be only 90 ft. in depth, still leaves a minimum of 10 ft. yard up to the one hundred foot business line and an actual yard of unoccupied area in the rear of 16 ft. 10½ in.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis of appeal to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and it hereby is denied.

474-48-BZ

APPLICANT—Cole, Madsen and Milnes, for Emanuel M. Honig, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of the lot, the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles.

PREMISES AFFECTED—2582 Hylan boulevard, between Sterling and Ross avenues (Block 3960, Lot 1), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Emanuel M. Honig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and H. L. Nelson, Borough President's office.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (474-48-BZ)

WHEREAS, Cole, Madsen and Milnes, for Emanuel M. Honig, owner, filed May 21, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of the plot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five (5) motor vehicles, affecting premises 2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Hylan boulevard is in a retail use, E area and Class 1 height district; Ross avenue and the site are in residence and retail use, E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 11, 1948, re N.B. Applic. 120-48, reads:

"1. Premises is in a Retail use district. Site is in a Retail and Residential use district. Garage and repair shop for more than 5 motor vehicles is contrary to Art. II, Sect. 4(a) subdiv. 15 and 29 Zone Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 400 ft. in depth, presently vacant; that it is proposed to erect a building 92 ft. front by 138 ft. in depth, one story 18 ft. in height, of Class 3 construction,

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to be used as a motor vehicle repair shop and garage for more than five motor vehicles; and

WHEREAS, the applicant requests that a variance be granted for a term of not less than fifteen (15) years; that on a total cost, between the property and the proposed building of approximately \$110,000 to \$125,000 it would be very difficult to amortize and depreciate such an amount without placing too large a financial burden upon the owner for a shorter term; that the design of the proposed garage and repair shop as shown on accompanying plans will be a decided asset to the location; that the building is to be kept back from the front property line at least 25 ft. and the resulting open area is to be suitably landscaped to enhance the building and site; that while this building would have an automobile repair shop, there would not be any pumps for sale of gasoline or oil to the general public; that immediately to the north of this proposed building and on the same side of Hylan boulevard is a large restaurant which has been in operation for many years and adjacent to this restaurant there is under construction at the present time a large public roller skating rink (Cal. 160-46-BZ); and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i thereof, for a term of fifteen (15) years, to permit the use of the building as proposed and as indicated on plans filed with this application, marked "Received May 21, 1948" (4 sheets), *on condition* that structurally the building shall comply in all respects with all laws, rules and regulations applicable thereto and shall comply with the requirements of the zoning resolution as to coverage; that this variance is *granted* only so long as the building is occupied as proposed as an agency for the sale and service station of Pontiac or other make of motor vehicles; that repairing in connection with the servicing shall be by hand tools only; that no gasoline shall be dispensed from the premises; that signs shall comply with the requirements of the zoning resolution therefor; that a license shall be obtained from the fire department as may be necessary for the garage use, but not as a public garage; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

498-48-BZ

APPLICANT—Paul Friedman, for A.R.C. Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Gerard J. Walters and John Nelicky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (498-48-BZ)

WHEREAS, Paul Friedman, for A.R.C. Building Corp., owner, filed May 20, 1948, an application under section 21 of the zoning resolution, to permit in a residence and business use C area district, the erection and maintenance of a building using more than the area permitted, affecting premises 833-837 Flatbush avenue, and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Flatbush avenue is in a business use C area, Class 1¼ height district; Linden boulevard and the site are in residence and business use C area Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1948 on N.B. Applic. 693-48, reads:

"On a plot partly in a business use district and partly in a residence use district the proposed construction of a business building located entirely within the portion of the plot zoned for business use, occupying on the first floor an area of the lot within the business use district in excess of that permitted in a 'C' area district is contrary to the Zoning Res. Art. IV, Sect. 13 (b)."

and

WHEREAS, the applicant states that the premises consist of a plot, 45 ft. 10¼ in. frontage by 112 ft. 5 in. in depth, irregular, presently vacant; that it is proposed to erect a building 45 ft. 10¼ in. front by 90 ft. in depth, two stories, 25 ft. in height, of Class 3 construction, to be used as stores on 1st floor, offices on 2nd floor; that the 2nd floor will be 35 ft. 3 in. front by 90 ft. deep; and

WHEREAS, the applicant contends that only the first floor exceeds the area of coverage permitted under the zoning resolution, yet said area of coverage is less than the area of coverage of substantially all of the other lots fronting on Flatbush avenue on the same block; that the building is proposed to be constructed on a corner lot fronting on Flatbush avenue (which is 84 ft. wide) and Linden boulevard (which is 100 ft. wide), so that only the light and air of two buildings could possibly be affected by the proposed building, to wit: the two story, stores and office building adjoining on Flatbush avenue (Block 5088, Lot 8) and the 2 story public library adjoining on Linden boulevard (Block 5088, Lot 15); that the proposed building will not adversely affect the supply of light and air for the only two buildings which could possibly be affected by the proposed building; that the building adjoining on Flatbush avenue has no first floor windows for light and ventilation (except for a side lot line show window at the front) and extends to a greater depth from Flatbush avenue than is proposed for the proposed building; the adjoining public library will be separated from the proposed building by a vacant strip of this owner's land ranging from 16 ft. 8¾ in. to 22 ft. 5 in. in width, and by a vacant strip of land belonging to the public library site, which is 24 ft. 10 in. wide, so that the nearest wall of the public library will be approximately 41 ft. 6¾ in. distant from the nearest wall of the proposed building, and will be more distant from the nearest wall of the proposed building than it is from the nearest wall of the existing building on Lot 8 and of the existing multiple dwelling on Lot 22; that the owner of adjoining Lot 8 is the same owner of the proposed building and its consent to this application is implicit; that the owner of the public library, the City of New York, has also consented implicitly to the proposed building because at the time the City of New York sold this property, it was within the contemplation of the parties that a building, substantially as now proposed, would be constructed and the City of New York, in the deed it delivered, included restrictions for the protection of the public library,

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which restrictions are proposed to be complied with, copy of which is filed with this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted*, to permit the building to be extended as to area as proposed and as indicated on plans filed with this application, marked "Received May 20, 1948" (5 sheets), *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the use of the first floor of the building shall meet the requirements for a restricted retail district; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

530-48-BZ

APPLICANT—Goldwater and Flynn, for Margaret Dilliard and Ernest Mann, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from club rooms and stable (Riding Academy) to broadcasting and television broadcasting studios.

PREMISES AFFECTED—7-17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum and Silvia Siegel.

For Opposition: Albert Elsen, David Maryanov and Dolf Swing.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (530-48-BZ)

WHEREAS, Goldwater & Flynn, for Margaret Dilliard and Ernest Mann, owner, filed June 4, 1948, an application under section 7c of the zoning resolution, to permit in residence and business use districts the change in occupancy from clubrooms and stable (Riding Academy) to broadcasting and television broadcasting studios, affecting premises 7 to 17 West 66th street, north side, 100 ft. west of Central Park West and 18-24 West 67th street, south side, 150 ft. west of Central Park West (Block 1119, Lot 21), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 67th street is in residence and business use, B area, Class 1½ height districts; Central Park West is in a residence use, B area, Class 1½ height district; West 66th street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1948, re Alt. Applic. 950-48, reads:

"1. Proposal to change use of bldg. from clubrooms and stables in connection with large Riding Academy to a business bldg. in connection with Broadcasting, Television Broadcasting and other activities located partly in a Business and partly in a Residence Use District is contrary to Sec. 3 Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 100.5 ft. in depth on West 66th street and 200 ft. front by 100.5 ft. in depth on West 67th street, 2, 4 and 6 stories in height, Class 3 construction, used as a stable, riding academy and club; that the riding academy portion runs through to W. 67th St. and is 100 ft. front by 100.5 ft. in depth on W. 67th Street; that it is proposed to change the occupancy to broadcasting and television studio; and

WHEREAS, the applicant contends that the present stable is a nonconforming use in a residence district and the proposed change will bring a use into this district which is far less objectionable than the existing conditions; that the improvement that will be made will take away the objectionable condition of stable and riding academy and produce a use more in the nature of what is commonly found in a residential district; that it is permissible to erect in residence districts educational structures, schools with auditoriums and hospitals all structures which would be conducive to an assemblage of persons; that the proposed use of a broadcasting studio is on the same educational plane and the owners of property on the block would be benefited by the removal of a condition which may heretofore have been considered obnoxious, although, of course, its use and maintenance conforms to all the regulations; that in addition to the nonconforming use of the present structure, which it is proposed to change, there are on the block many other nonconforming uses of a more or less permanent nature, such as a warehouse, garage and lumber yard; that considering all these uses, it would be a great hardship not to permit the owners to make the proposed improvement which would eliminate an existing nonconforming use and at the same time add to the pleasure, entertainment and education facilities of the public; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof, to permit the use as proposed and as indicated on plans filed with this application, marked "Received June 4, 1948" (4 sheets), *on condition* that the building shall be altered as to its 67th street front substantially as indicated thereon; that the building shall not be increased in height or area; that all existing uses in the building shall be entirely removed and none restored; that the building shall be used only as proposed and shall comply in all other respects with all laws, rules and regulations applicable to the building and the proposed use; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

131-47-A

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft.

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east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Isadore Spevack, Ivy Nicholas, C. E. Morten and Anna Belle Lyons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection by a committee of the Board and decision without further argument, in conjunction with Cal. 130-47-BZ.

1077-47-A

APPLICANT—Lama and Proskauer, for Francis Decca and Rose Calabro, owners (C & D Auto Service, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1); Corona, Borough of Queens (under section 35, General City Law—re bed of mapped street—re proposed widening of 44th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frank Chitrieri, T. Cuneo, Fannie Dagrosa, Mary Roller and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and decision without further argument.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 20, 1948 at 10 A.M. for inspection and because there was no appearance for the applicant. Applicant to be notified.

500-48-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tanks not in conformity with Administrative Code requirements covering tank trucks).

APPEARANCES—

For Applicant: J. S. Hagman and E. F. Lavery.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to October 15, 1948 at 10 A. M. for inspection and decision, without further argument.

652-48-A

APPLICANT—Gwendalyn B. Sands, for Brundel Realty Corporation, opposite owner.

OWNER OF PREMISES: Beatrice D. Maroney.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Certificate of Occu-

pancy No. 17449-1931 and Application No. 1568-1930.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington avenue (ground and 2nd floors); (Block 1514, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas Huser and Gwendalyn B. Sands.

For Opposition: Joseph L. Ennis, John J. Dowling, J. E. Casale, Marvin Fine and Horace Ginsberg.

For Administration: Samuel L. Becker and H. G. Pheny, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (652-48-A)

WHEREAS, Brundel Realty Corporation, owner of 115 East 86th street, filed July 7, 1948, an appeal from a decision of the borough superintendent, refusing to revoke Certificate of Occupancy 17449, affecting premises 120-122 East 86th street, south side, 118 ft. west of Lexington avenue (Block 1514, Lot 61), Borough of Manhattan, owned by Beatrice D. Maroney; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1948, reads:

"In reply to two of your letters dated June 25 and one dated July 1, 1948, this is to inform you that I have made a careful search of the records of this department and see no reason why Certificate of Occupancy No. 17449, which was issued by this Department on April 9, 1931, should not have been issued.

Further, under the provisions of Paragraph g of Section 646 of Chapter 26 of the New York City Charter, this department has no jurisdiction relating to the revocation of a certificate of occupancy."

and

WHEREAS, the applicant states that the building is 6 stories, 72 ft. in height, 51 ft. 1½ in. by 102.2 ft. in area at 1st floor, 51 ft. 1½ in. by 88 ft. in area at typical floor, Class 3 construction, erected in 1889, altered in 1930 and 1931, located in a residence use, B area, Class 1½ height district, used and occupied: 2nd to 6th stories, dwelling (apartments); 1st floor, vacant for approximately the past 7 years; 2nd floor, use unknown; cellar now used for janitor's quarters and storage; and proposed to be used: 1st floor, as a clothing store; and

WHEREAS, the applicant contends that this appeal is from a decision of the borough superintendent, dated July 6, 1948, based on C.O. issued April 9, 1931 and the action of the Building Department in permitting under Applic. 1568/30 a business use on the ground and second floors of premises 120-122 East 86th street; that said certificate of occupancy and said permission for business use were made and issued without legal authority; that the premises are in a residence district where business use is not permitted; that there is no evidence that the ground and second floors were used for business prior to 1916 and in fact there is no evidence that the ground and second floors were used for business purposes prior to 1931; that application was made to permit the erection and maintenance of a bank immediately east of premises in question under Cal. 1184-23-BZ, which application contained a photograph including premises 120-122 East 86th street, which does not indicate any business use of the ground floor of the building in question; that another application was made on behalf of the bank to permit the erection and maintenance of a bank in a residence district on the north side of East 86th street; that in the file containing this application under Cal. 721-27-BZ there is a photograph indicating that the ground floor of 120-122 East 86th street was used for residence purposes; that there are statements filed in connection with Cal. 155-

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48-BZ to the effect that 120-122 East 86th street was used for business purposes prior to 1916; these statements are correct to the extent they are confined to the cellar of 120-122 East 86th street; that the records of the Dept. of Housing and Buildings show the cellar was used for janitor's quarters and there are statements that the cellar was used for storage or even for a store, but to the best of the applicant's understanding of the facts, the ground floor was not used for business purposes prior to 1931; that in 1931 the ground floor was occupied by the Consolidated Edison Co. for a period of ten years expiring about 1941; that this use was not the use of the premises for business purposes in the usual sense; that the ground floor was vacant from 1941 to the present time; that on July 26, 1930, Application 1568 was filed to enlarge the first and second floors, establish stores therein and disapproved with nine objections, one of which was "business is not permitted in a residence district"; that on August 1, 1930 these objections were replied to using the following language with respect to item 1, "this objection is improper for the reason that your Department is without jurisdiction to enforce the zoning resolution in Class A multiple dwellings. Jurisdiction for this lies with the Tenement House Department and these plans have been approved by said Department and copy filed with the Bureau of Buildings"; that this reply was examined and "recommended for approval" on October 1, 1930, by the Superintendent of Buildings, Borough of Manhattan; that Plan No. 505/30 filed with the Tenement House Department Application 529/30 is the plan referred to; that this Tenement House application contained the words "Use District approved for business and residence"; that all but the printed words "Use District" and the type-written word "business" have a red line drawn through them; that the applicant requests that Certificate of Occupancy dated April 9, 1931, be revoked and any order issued pursuant to such application be overruled and revoked; and

WHEREAS, in the opinion of the Board an error was made by the Tenement House Commissioner in 1930 in permitting an extension of the business use contrary to the provisions of the Zoning Resolution; that, in view of the time that has elapsed and the extensive alterations made with the approval of the Tenement House Department and the Bureau of Buildings for occupancy by the Consolidated Gas Company who were tenants from 1931 to 1941, the Certificate of Occupancy 17449 should not be revoked; that this Certificate is not a Certificate of Compliance or Occupancy under the provisions of Section 301 of the Multiple Dwelling Law; that the certificate was issued for compliance with the Building Code and zoning requirements and does not cover the requirements of the Multiple Dwelling Law; that as the building was an old law tenement no Certificate of Compliance was required.

Resolved, that the decision of the borough superintendent, dated July 6, 1948, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

463-46-SA

APPLICANT—Diebold Inc., owner.

SUBJECT—Flofilm Processor, Model 91-01, approval of.

APPEARANCES—

For Applicant: Robert S. Trainor and Frank J. Haggerty.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (463-46-SA)

REPORT OF COMMITTEE ON TEST

June 16, 1948.

Re: Cal. 463-46-SA

Subject: Flofilm Processor, Model 91-01, Approval of.

Diebold Incorporated, of Canton, Ohio, filed on June 21, 1946 an application with the Board of Standards and Appeals for approval of Flofilm Processor, Model 91-01, under the provisions of C19-122.0 Administrative Code and C26-178.0b and C26-1277.h Administrative Building Code and the Rules for Submerged Inlets, etc. of the Board of Standards and Appeals.

Description

This is a camera obscura for reproducing and processing microfilms in one operation. It consists of a metal cabinet, camera, fixing bath, water bath and dryer, processing 16 or 35 mm. acetate film, one 100 ft. in length at a time. There is a $\frac{1}{2}$ h.p. explosion-proof motor and a ground glass reader.

The Flofilm processor is an appliance in which exposed reels of acetate film are developed, hardened, fixed, washed and dried at the rate of two feet a minute, usually in 100-foot lengths. This is accomplished by having the film driven through three processing tubes—developer, hypo and wash and a dryer tube. In the developer and hypo tubes, chemical solutions are agitated over the film surfaces by electric pumps. In the wash tube fresh water is admitted from a blender and regulator constantly and discharged at the rate of two quarts a minute into the waste. Warm air is blown through the dryer tube by a small electric fan.

The Flofilm processor Model 91-01 requires drain, hot and cold water connections. Hot and cold water intake is from approved anti-siphon valves. Desirable pressure at intake is 45 pounds. From intake hot and cold water enter a blender which maintains a working temperature of 80 degrees. From the blender water goes into a solenoid valve which remains closed unless the processor is turned on. When the processor is turned on, water passes from the solenoid valve through thermometer and then through a regulator to cut down the flow to two quarts per minute. From the regulator on, the water is flowing through the open system continuously. The path of this flow is through cooling coils, which are double coils for the purpose of maintaining steady temperature of the developer and hypo solutions, and finally through the washing tube and into the waste pan.

The developer and hypo solutions have no direct connection with the hot and cold water lines. These are mixed in fixed cups by use of powdered chemicals and water which is squirted into the cups from a small hose nozzle. The tap for this hose is in the water line at a point after the hot and cold water have passed through the blender and the solenoid valve. The two chemical solutions, each a quart in quantity, and each in its separate system of cup and tube, are circulated by means of small electric pumps. After processing each hundred feet of film, drain cocks are opened in the developer and hypo tubes, and the solution drains out into the waste pan below.

Inspection and Test

The appliance was inspected and tested at No. 2 West 45th Street, New York City. Present at the test were Commissioner Charles M. Blum and Chief Engineer L. V. Huber of the Committee; Robert S. Trainor and Frank Haggerty represented the applicant. The machine operated as designed.

Recommendation

On the basis of the inspection and test, the Committee on Test recommended the approval of the Flofilm Processor, Model 91-01 for use in voluntary installations in New York City with acetate film, when installed

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and operated in accordance with this report, provided the machine bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 463-46-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

490-40-SM

APPLICANT—The Peele Company, owner.

SUBJECT—Application reopened June 25, 1946—re Amendment of resolution—re Peele Flush Counterbalanced Elevator Door with Safety Seal Meeting Rail Astragal.

APPEARANCES—

For Applicant: A. A. Allen.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (490-40-SM)

WHEREAS, The Peele Company, owner, filed on May 8, 1940, an application with the Board of Standards and Appeals for approval of the material known as the Peele Counterbalanced Elevator Door; and

WHEREAS, this material was approved by the Board on October 1, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on June 25, 1946; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

March 19, 1948.

Re: Cal. 490-40-SM, Vol. II.

Subject: Peele Flush Counterbalanced Door—Amendment to resolution to permit a safety seal meeting rail astragal.

Under date of October 1, 1940, the Board of Standards and Appeals approved the Peele Flush Counterbalanced Elevator Door for a one and one-half hour rating for use as a protection of openings in elevator shafts under section C26-663.0b. Request has been made for an amendment of the resolution to permit a safety seal meeting rail astragal. The application was reopened by vote of the Board June 25, 1946.

Description

This is a special type of astragal for horizontal opening between meeting rails of a pair of standard Peele Fire Doors. This astragal consisted of a short length of Neoprene-Asbestos Hose approximately 17/8" outside diameter with walls 1/4" thick attached to the lower edge of the upper door section.

Inspection and Test

A one and one-half hour fire test and a hose stream test was made on this door and astragal at the Protectol Testing Laboratory at Kenilworth, N. J. on June 6, 1946. A complete record of this test has been filed and is part of the record in this application.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the amendment of the resolution of October 1, 1940, to permit the use of the safety astragal herein described on the meeting rail, on condition that in all other respects the resolution of October 1, 1940, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 1, 1940, in accordance with the above report.

38-47-SM

APPLICANT—Bergen Building Block, Inc., owner.

SUBJECT—Bergen Building Block, Inc., Cinder Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Horace Bush.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (38-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 1, 1948.

Re: Cal. 38-47-SM.

Subject: Bergen Building Block, Inc.,
Cinder Concrete Block, Approval of.

Bergen Building Block, Inc., of Ridgefield Park, N. J., filed December 13, 1946, an application with the Board of Standards and Appeals for approval of the Bergen Building Block, Inc., Cinder Concrete Blocks under the provisions of C26-178.0.b and C26-309.0, Administrative Building Code.

Description of Plants

The Bergen Building Block, Inc., have four plants in operation in New Jersey and are known as Bergen Building Block, Inc., Ridgefield Park, N. J., Multiplex Concrete Co., Inc., East Orange, N. J., Concrete Specialties, Inc., Lyndhurst, N. J., Hud-Cin Building Prod. Div., Westfield, N. J. These four companies are owned, controlled and managed by same officers but each plant has its own plant manager.

The Bergen Building Block Plant at Ridgefield Park is under the management of Mr. Chambers and has a capacity of 25,000 blocks per day and the equipment and kilns are housed in a building 200 ft. by 85 ft. and has 2 1/2 acres for storage.

The equipment consists of two 50 cu. ft. mixers, 2 Besser Super Vibrapacs, Storage bins, holding approximately 180 cu. yds., Magnetic Pulley to remove any metallic matter from the cinders, Hammer Mill to break the cinders to size and eight kilns, each containing about 4500 cu. ft.

The mix is by weight, 2000 lbs. of cinders to 3 bags of approved Hi-Early cement. This is mixed dry for 2 minutes, then 18 gallons of Hackensack City water, heated to 180° F. is added and the mix is mixed for

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an additional four minutes. After mixing, the mix is discharged into the hopper and fed to the Vibrator. After moulding, the blocks are placed in the kilns and steam-cured for 8 hours, then stacked in the open air.

The plant at Lyndhurst is under the management of Mr. Thornton and operated on the same principle as the plant at Ridgefield Park, using the same mix and all operations are the same, such as batching, mixing, moulding and curing. The equipment at this plant consists of one Besser Vibrapac, one 50 cu. ft. mixer and five kilns each containing about 3800 cu. ft. The capacity of this plant is about 12,000 blocks per day.

The plant at Westfield, N. J., under the management of Mr. Teichman operates on the same principles as the other two plants, but the mix used at this plant is 3200 lbs. of cinders to 4½ bags of approved Hi-Early cement and 20 gallons of Westfield water. The equipment consists of two Besser Tampers, two 50 cu. ft. mixers and six kilns, each containing 1200 cu. ft. The capacity of this plant is about 15,000 blocks per day.

The plant at East Orange, N. J. under the management of Mr. Rogers manufactures concrete blocks. The equipment at this plant consists of four Besser tampers, three 50 cu. ft. mixers, one 32 cu. ft. mixer and nine kilns containing about 6,000 cu. ft. each. The mix used at this plant is also figured on weight, 1500 pounds of sand, 2000 pounds of crushed stone, four bags of approved Hi-Early cement. The mix is mixed dry for two minutes and then 20 gallons of East Orange water, heated to 180° F. is added, mixed for an additional four minutes. After mixing blocks are moulded, cured and stockpiled. The capacity of the plant is about 30,000 blocks per day.

Inspection and Test

The four plants of the applicant were inspected March 10, 1948. Present at the inspection were Commissioner C. M. Blum, Mr. J. A. Darts, Engineering Division, Committee on Test; Messrs. H. W. Bush and E. Bush, represented the applicant, and the manager of each respective plant. Blocks were identified and marked at each plant. Compression and absorption tests were made at the Jersey Testing Laboratories in the presence of Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, Committee on Test. The methods of test were those prescribed in C26-326.0 of the Administrative Building Code.

Results were as follows:

A. Bergen Building Block; plant at Ridgefield Park, N. J.

1. 3" x 8" x 18" Hollow Cinder block, load bearing. 46.5 sq. inches in area, average of 5 blocks
Average compressive strength, 5 specimens — 1067 p.s.i.
Average absorption, 5 specimens = 23.67%
2. 4" x 8" x 18" Hollow Cinder block, load bearing. 63.8 sq. inches in area. Average of 5 blocks
Average compressive strength, 5 specimens — 721' p.s.i.
Average absorption, 5 specimens = 28.55%

B. Multiplex Concrete—plant at East Orange, N. J.

1. 4" x 8" x 18" Hollow concrete block, load bearing. 71.7 sq. inches in area, average of 5 blocks
Average compressive strength, 5 specimens — 1848 p.s.i.
Average absorption, 5 specimens = 30.74%
2. 12" x 8" x 16" Hollow concrete block, load bearing. 186.5 sq. inches in area, average of 5 blocks
Average compressive strength, 5 specimens — 1072 p.s.i.
Average absorption, 5 specimens — 35.94%

3. 8" x 8" x 16" semi-solid Cinder, load bearing. 125.5 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1468 p.s.i.
Average absorption, 5 specimens — 27.9%
4. 8" x 8" x 18" back-up cinder block. 139.0 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1280 p.s.i.
Average absorption, 5 specimens — 20.8%

C. "Hud-Cin" plant at Westfield, N. J.

1. 8" x 8" x 16" Hollow cinder block, load bearing. 126.7 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1078 p.s.i.
Average absorption, 5 specimens — 26.3%
2. 10" x 8" x 16" Hollow cinder block, load bearing. 156.7 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 781 p.s.i.
Average absorption, 5 specimens — 29.4%
3. 12" x 8" x 16" Hollow cinder block, load bearing. 187.4 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1067 p.s.i.
Average absorption, 5 specimens — 16.9%

D. Concrete Specialties, plant at Lyndhurst.

1. 4" x 8" x 18" Solid Cinder Block, load bearing. 71.5 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1966 p.s.i.
Average absorption, 5 specimens — 8.42%
2. 12" x 8" x 16" Semi-solid Cinder Block, load bearing. 185.6 sq. inches in area, average 5 blocks
Average compressive strength, 5 specimens — 1291 p.s.i.
Average absorption, 5 specimens — 30.4%
3. 8" x 8" x 18" Solid Cinder block, load bearing. 135.5 sq. inches in area, average 5 blocks
Average compression load. The blocks did not break under 200,000 pounds loading, which was the capacity of the machine.
Average absorption, 5 specimens — 12.3%

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Bergen Building Blocks, Inc., Concrete & Cinder Blocks, load bearing and non-load bearing as manufactured as herein set forth at the applicant's four plants.

A. Bergen Building Block Inc. plant at Ridgefield Park, N. J.

3" x 8" x 18" Hollow Cinder; 4" x 8" x 18" Hollow Cinder

B. Multiplex Concrete, plant at East Orange, N. J.

4" x 8" x 18" Hollow Concrete; 12" x 8" x 16" Hollow Concrete; 8" x 8" x 16" Semi-Solid Cinder; 8" x 8" x 16" Back-up Cinder

C. Hud-Cin plant at Westfield, N. J.

8" x 8" x 16" Hollow Cinder; 10" x 8" x 16" Hollow Cinder; 12" x 8" x 16" Hollow Cinder

D. Concrete Spcialties, plant at Lyndhurst, N. J.

4" x 8" x 18" Solid Cinder; 8" x 8" x 18" Solid Cinder; 12" x 8" x 16" Semi-Solid Cinder

pursuant to C26-191.0 for use in load bearing and non-load bearing masonry, as provided in Sub Article 4 of Article 8 of Chapter 26 Administrative Building Code.

The recommendation is based on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.

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2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rule 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of drawing showing the manufacturers distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of each size of blocks described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

280-47-SA

APPLICANT—Hamilton Manufacturing Co., owner.

SUBJECT—Hamilton Gas Clothiers Dryer, Model 700 G, approval of.

APPEARANCES—

For Applicant: Augusto J. Lopez.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (280-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 7, 1948.

Re: Cal. 280-47-SA.

Subject: Hamilton Gas Clothes Dryer, Model 700G, approval of:

Hamilton Manufacturing Co. of Two Rivers Wisconsin filed, March 20, 1947, an application with the Board of Standards and Appeals for approval of the Hamilton Gas Clothes Dryer, Model 700G, under the provisions of C26-178 and Article 12 of the Administrative Building Code.

Description

The Hamilton Gas Clothes Dryer Model 700G is designed to operate on manufactured, natural mixed and bottled gas. The dryer essentially consists of the following parts. An outer casing, inner casing, burner and controls.

The outer casing or cabinet is made up of varying thicknesses of sheet steel. The back being 22 gauge, the base 16 gauge and the top, sides and front are of 20 gauge. The top, sides and front are white enameled while the base and back are black. A loading door with a glass window is located in the front panel. The

outer case is insulated only on the top and rear. The top insulation is $\frac{5}{8}$ " thick glass wool and the rear is $2\frac{1}{4}$ " thick.

The inner case is substantially cylindrical in shape and is made up of 22 gauge sheet steel ends, 26 gauge galvanized sheet steel wall and a 24 gauge galvanized sheet steel base assembly. This base assembly provides an air passage at the top and extending down about one third the way on the right side is a 20 gauge oven structure which provides the combustion chamber. At the left side in the floor of the combustion chamber is an opening into the inner case. Through this opening the heated air flows into the dryer. The entire inner case, except the base, is insulated. The front and cylindrical wall is insulated with 1" thick fiber glass blanket and the back with $\frac{3}{4}$ " and $\frac{1}{2}$ " air cell asbestos. The Combustion chamber is covered with 2" fiber glass insulation and inside the outer case is lined with 1" fiber glass.

The gas burner and pilot light provide the drying heat at the rate of 20,000 BTU per hour. The pilot is ignited by means of a flash tube extending from the control compartment to the burner within the combustion chamber.

Controls.

The operation of the main burner is influenced by several controls as follows:

Model XX Robertshaw or equal, throttling or modulating temperature control thermostat set at a maximum temperature of 190° F. This control reduces the gas input 30% of rate rated input. A thermostat regulator of this type which does not shut off completely as well as turn on the main gas burner is not considered as automatic.

A Model K 3B. General Control solenoid valve which will shut off the gas to the main burner under three conditions.

1. If the temperature inside the drying chamber exceeds 300° a fuse link will melt out and open the solenoid valve circuit.
2. When the time clock has reached zero after running a pre set time it will open the solenoid circuit.
3. The loading door operates a push button switch which is open when the loading door is open and therefore opens the solenoid circuit when the loading door is open.

A No. 830 Baso Valve in the event of gas or pilot light failure all gas to the pilot and main burner is shut off. The pilot can only be ignited when the main gas cock is on the off position for the main burner and supplies gas to the pilot light only. After the pilot is ignited and the safety valve cocked the main valve may be moved to the "On" position and the normal operation commences.

A G.E. time clock controls the drive motor as well as the solenoid valve in the main burner line.

Operation.

Tumbling clothes or fabrics in the presence of heat accomplishes the drying. The drying is done in the cylindrical compartment with a rectangular opening at the bottom through which the vapors and lint is expelled. The air is drawn in, by a fan, at the bottom and is heated and the heated air dries the clothes.

Inspection and Test

A Model 700G was inspected and tested January 16, 1948 at 34-18 Northern Blvd., Long Island City, New York. Present at the test were Comm. C. M. Blum and J. A. Darts of the Engineering Division, Committee on Test and Mr. C. S. O'Neil representing the applicant. The device was subjected to a full drying cycle with a loading of ten pounds of semi dry clothes. The machine operated as designed. The machine has the Ameri-

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can Gas Association approval under 6-11.011 and 6-11-1.001.

Recommendations

On the basis of the inspection and test and the data filed with the application, The Committee on Test recommends that the Hamilton Gas Clothes Dryer Model 700G be approved under C26-191.0 when installed in accordance with this report and Article 12 Sub. Article 1 of the Administrative Building Code.

It is further recommended that each machine bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 280-47-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

841-47-SM

APPLICANT—Patsy C. Maggiasco, Joseph Pallisco,
d/b/a Academy Cement Block Company, owner.

SUBJECT—Academy Concrete Blocks; approval of.

APPEARANCES—

For Applicant: John Castellano and Lawrence Florio.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (841-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 22, 1948.

Re: Cal. 841-47-SM

Subject: Academy Concrete Blocks, Approval of.

John Castellano and Lawrence Florio, d/b/a the Academy Cement Block Co., filed September 30, 1947, an application with the Board of Standards and Appeals for the approval of the Academy Concrete Blocks under the provisions of C26-178.0.b and C26-309-0 Administrative Building Code and the Rules of the Board—Rules for Manufacture, Testing and Use of Concrete Masonry Units adopted under Cal. 639-40-SR.

Description

The blocks are 8" x 8" x 16", partition and wall concrete blocks. The mix used in making these blocks in 1 part approved Portland cement, 1 part grit or gravel and 5 parts sand. These ingredients are mixed dry for three minutes and then five gallons of water per batch are added; it is then mixed for an additional five minutes. The blocks are then moulded and then stocked in the open to cure. The equipment consists of a C & G fourteen cubic foot Mixer and a Miles Tamper.

Inspection and Test

The plant of the applicant at 140 Van Dyke Street, Brooklyn, New York, was inspected on April 30, 1948, by Chief Engineer L. V. Huber and J. A. Darts, of the Engineering Division representing the Board; J. Castellano, L. Florio, Sr. and L. Florio, Jr. represented

the applicant. Blocks were identified and marked. Compression and absorption tests were made at the Robert W. Hunt Company Testing Laboratory in the presence of J. A. Darts in accordance with the requirements of C26-309.0 Administrative Building Code. The methods of test were those prescribed in C26-326.0 of the Code.

The results were as follows:

8" x 8" x 16" Hollow Concrete block, load bearing, 121.1 sq. inches.

Average compression load, 5 specimens—1426 p.s.i.

Average Absorption—8.5%.

Recommendations

On the basis of the foregoing data, the Committee on Test recommends the approval of Academy Concrete Block Co.'s concrete block, load bearing 8" x 8" x 16", as manufactured as herein set forth at the applicant's plant, pursuant to Section C26-191.0 for use in load bearing and non-load bearing masonry, as provided in Subarticle 4 of Art. 9 of Chapter 26, Administrative Building Code. The recommendation is based on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rule 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of drawings showing the manufacturers distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of each size of blocks described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

914-47-SM

APPLICANT—Casper P. Colla, for Paul A. Piancazzo, owner.

SUBJECT—Paul A. Piancazzo Cement Blocks (load bearing) approval of.

APPEARANCES—

For Applicant: Casper P. Colla.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (914-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 21, 1948.

Re: Cal. 914-47-SM

Subject: Paul A. Piancazzo Concrete Load Bearing Blocks, approval of.

Casper P. Colla filed October 17, 1947 an application with the Board of Standards and Appeals for the approval of the Paul A. Piancazzo concrete block under the provisions of C26-178.0b and C26-309.0 Administrative Building Code.

Description

The blocks are 8" x 8" x 16" partition and wall concrete block. The block is made of one part of approved cement, five parts of sand and 3 parts grit. It is then mixed dry in a 1/4 cu. yd. mixer for 3 minutes. Two gallons of water are added and the mix is mixed for an additional 4 minutes. The blocks are then moulded in a E.B. Kelley Vibrator. The blocks are then stacked in the open to cure.

Inspection and Test

The plant of the applicant at 73-06 Queens Blvd., New York, was inspected April 20, 1948. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. Colla and Piancazzo representing the applicant. Blocks were identified and marked. Compression and absorption tests were made at the Haller Testing Laboratories in the presence of J. A. Darts, Committee on Test, in accordance with the requirements of C26-309.0 Administrative Building Code. The method of test was that prescribed in C26-326.0 of the Code.

The result was as follows:

8" x 8" x 16" Hollow concrete block, load bearing 124 sq. in. in area, average of 5 blocks. Average compressive strength, 5 specimens—897 p.s.i. Average Absorption, 5 specimens—14.4%.

Recommendation

On the basis of the foregoing data the Committee on Test recommends the approval of Paul A. Piancazzo concrete load bearing block 8" x 8" x 16", as manufactured as herein set forth at the applicant's plant, pursuant to Section C-26-191.0 for use in load bearing and non-load bearing masonry, as provided in sub-article 4 of Art. 9 of Chapter 26, Administrative Building Code. The recommendation is based on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.

2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.

3. That these units be marked as required by Rule 8.4.

4. That Rule 8.5 be complied with.

5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.

6. That quarterly test reports of compression for not less than three representative samples of each size of blocks described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public

or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,

Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

90-48-SA

APPLICANT—Amp Corporation, owner.

SUBJECT—Amp Crystal Flo Carbonators, Models LB-1 and H-4 (motor driven), approval of.

APPEARANCES—

For Applicant: Andrew G. Johnston.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (90-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 19, 1948.

Re: Cal. 90-48-SA.

Subject: Amp Crystal Flo Carbonators,
Models LB-1 and H-4 (Motor driven)
approval of.

The Amp Corporation of St. Louis, Missouri, filed February 3, 1948 an application with the Board of Standards and Appeals for approval of the Amp Crystal Flo Carbonators, Models LB-1 and H-4 (motor driven) under the provisions of C19-94.0 Administrative Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

The devices are motor operated carbonators used in forming seltzer water by mixing water and carbon dioxide gas. They are designed for permanent installation and are rated 115 v. 3.6 amp 60 cy.

Drinking water is piped to the inlet connection (rear fitting) on the motor-driven water pump. Pump drives the water through the pump housing, the pump outlet fitting through a wire screen line strainer, through a short piece of copper tubing, through a water inlet check valve into a tank adaptor screwed into a fitting on the carbonating tank. On the end of the adaptor inside the tank is a specially designed spray nozzle by means of which the water is hydraulically separated into a fine mist and sprayed into the tank chamber. High water level in the tank is at the tank center line; the low water level is approximately 3/8" below the tank water line. The correct water levels are maintained by means of electrodes operating through a Warrick Liquid Level Control which stops and starts the pump automatically.

Carbon dioxide gas from a standard cylinder is drawn through a connector through gas inlet check valve screwed into an adaptor near the bottom of the fronthead of the carbonating tank. Into this adaptor is mounted a pressure relief valve set at 190-200 pounds. The operating pressure in the tank is 120 pounds.

MINUTES

The hydraulically separated water from the spray nozzle drops down through the gas chamber in the upper half of the tank, thereby securing almost immediate carbonation of excellent quality. The admission of gas near the bottom of the tank produces an intermittent agitation of the seltzer water in the lower half of the carbonating tank. Seltzer is drawn out of the tank by means of a bent tube drawing from the bottom of the tank and passing through a stainless steel shut-off valve screwed onto an outlet fitting at the center of the front head of the tank. The supply line is connected by the installer from the shutoff valve to the seltzer dispenser.

The motor is normally operated by 115 VAC connected to a Cutler-Hammer Cross-The-Line Switch having an overload heater coil rated at 5.3 amps as an overload protector, additional to the built-in overload protector in the motor.

In the earlier model, the starting switch was connected to the liquid level control by means of a 90 degree elbow. This has been recently modified so that the outlet box in the liquid level control has been lengthened and the switch mechanism is mounted inside the liquid level control box with the toggle extending through the left side of the box. A check valve and approved vacuum breaker are provided in the water line.

The rated capacity of the Model LB-1 carbonator is 20 gallons per hour. Capacity of the Model H-4 is 35 gallons per hour. The Model H-4 is identical to Model LB-1 except that the center section of the carbonating tank is 18" between heads instead of 9" and the base frame has been correspondingly lengthened. Both the Model H-4 and LB-1 tanks are 8 inches inside diameter and are made of 14 gauge, type 303 stainless steel. The heads are spun and have an inside depth of 2½ inches.

The device has been approved by the Underwriters Laboratories, Inc., File #E 17824, Applic. 47C963.

Inspection and Test

Inspection and test of this device was made at 309 Fifth Avenue, Manhattan. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and A. G. Johnston, representing the applicant. The device was found to operate as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Amp Crystal Flo Carbonator, Models LB-1 and H-4, for use in New York City, when installed in accordance with this report and with the Submerged Inlet Rules of the Board of Standards and Appeals, provided the device bears a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #90-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

251-48-SA

APPLICANT—American Stove Co., owner.

SUBJECT—Quick Heat Oil Fired Furnace, Models A65UB, A85RB, A100RB and H55D, approval of.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (251-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 18, 1948.

Re: Cal. 251-48-SA.

Subject: Quick Heat Oil Fired Furnace Models A65-UB, A85-RB, A100-RB and H55-D, approval of.

The American Stove Company filed an application March 23, 1948 with the Board of Standards and Appeals for approval of the Quick Heat Oil Fired Furnace Models A65-UB, A85-RB, A100-RB and H55-D under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These are oil fired furnaces intended primarily for use in dwellings. The units employ an automatically operated mechanical draft oil burner enclosed in the furnace. Models A65-UB, A85-RB and A100-RB are mechanically air-circulating units provided with air circulating blower, motor and filters. The units are flue connected and use fuel oil not heavier than #2 U. S. Dept. of Commerce Standards. The oil is gravity fed in a vaporizing pot type burner with mechanical draft. Single speed blower supplies combustion air for both pilot and high flame, the blower operates continuously while flame is lighted. Burner air opening allows the operation of furnace on natural draft in case of electric failure, if such failure occurs the flame automatically drops to pilot. The controls consist of Wal Thermostat (White-Rogers), Warm air limit control, forced air and fan control (also White-Rogers), the fan is a Torrington sirocco type or equal. Constant level valve is automatic products. The models differ as to capacity and size A85-RB, has 109000 BTU input—A100-RB, has 100,000 BTU input, they are 50" x 25" x 58", H55-D has 81567 BTU input and is 27" x 27" x 51½", A65-UB has 89500 BTU input and is 27" x 27" x 64½". These burners have been approved by the Underwriters Laboratories, Inc., Misc. Petroleum 1322 Appl. No. 47C4588.

Inspection and Test

A model of these burners was inspected and tested at 26-27 Jackson Avenue, L. I. C., and found to operate as designed there were no flarebacks or undue carbon deposits. Present at the test were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber, and J. Darts of the Committee on Test, Irving L. Hecht and Mr. Burns representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Quick Heat Oil Fired Furnace Models A65-UB, A85-RB, A100-RB and H55-D for use in New York City with fuel oil not heavier than No. 2 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burner bear a label permanently affixed reading: "Approved by the Board of Standards and Ap-

MINUTES

peals for use in New York City under Cal. #251-48-S.A."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

304-48-SM

APPLICANT—Clarence W. Krau, for Weatherseal Insulation Panel Co., owner.

SUBJECT—Weatherseal Shingle Panels (sidewall unit), approval of.

APPEARANCES—

For Applicant: Clarence W. Krau.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (304-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 1, 1948.

Re: Cal. 304-48-SM

Subject: Weatherseal Shingle Panels
(Sidewall Unit) Approval of.

Clarence W. Krau of Weatherseal Insulation Panel Co., filed April 4, 1948, an application with the Board of Standards and Appeals for approval of the Weatherseal Shingle Panel (Sidewall unit) under the provisions of C26.178.0.b Administrative Building Code.

Description

Weatherseal Shingle Panels are constructed of asphalt-coated vaporseal celotex 22/32 inch thick by 12 inches by 8 ft., a 15 lb. asphalt saturated felt, a standard red cedar shingle of undercoursing grade, dimensions 18 in. by random width, butts 5 in. to 2 in., a standard red cedar top shingle type and quality #1, dimensions 18" by random width, butts 5" to 2 1/4". Each panel consists of a base of celotex sheet 22/32 inches by 1 ft. by 8 ft with 30° beveled horizontal edges and 1/4 inch overlap. A lower course of cedar shingles; an asphalt saturated felt covering the entire panel over the undercourse shingles and a finish surface of overcourse shingles over the asphalt felt. Overlap 1/4 inch. The vertical joints in the panels overlap 1/2 inch minimum. The entire unit is then nailed together, using hot dipped galvanized 14 gauge wire nails with 5/32 in. heads, 1 1/4 in. long, driven 3 inches above the butts of the shingles and 1 1/4 inch long bright 3 d nails driven one inch below the top of the shingles. The butt end and top nails are spaced 2 to 4 nails to a shingle, depending on the shingle width but in any case not more than 3 inches apart. All nails are clinched on the inner face of the celotex. The building frame to which the panel was fastened consisted of an 8 ft. by 8 ft. wood frame constructed of commercial 2" x 4" fir and spruce studing, a sill of two 2" x 4", 8 ft. long, seven 2" x 4" studs, 16" on centres, a 2" x 4" plate 8 ft. long and one 2" x 4" corner brace, making an angle of 60° with the horizontal located at the loaded corner. The studs were attached to the sill with six 10 d. wire nails toed in from both sides of the stud. The upper ends of the studs were fastened to the plate with six 10 d. wire nails toed in from each side of each stud and two 10 d.

wire nails driven through the plate into each stud. The first three studs were cut to accommodate the corner brace and toe nailed to it. The weatherseal panels were fastened to the frame by driving three 10 d. galvanized nails through each panel into each stud, the nails being spaced 1", 4 1/2" and 8" above bottom of each panel. The upper panel was also secured to the sill with 10 d. galvanized nails driven approximately 5" c-c along the length of the sill.

Inspection and Test

A test panel was inspected and tested at Manhattan College, New York. Present at the test were Commissioner E. W. Kleinert and Chief Engineer L. V. Huber of the Committee on Test; Pr. Dan. J. O'Connell of the College and Robert Crist, representing the applicant. A test frame fully described in the Report of Manhattan College School of Engineering, report #3 of 1948 was erected and covered with a weatherseal shingle panel in order to conduct a Lateral Resistance Test. This test was conducted on May 12, 1948 and is also fully described in said Report #3 of 1948, which is a part of this record. A load of 9050 lbs. was attained with a lateral displacement of 2.68 inches.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Weatherseal Shingle Panels (Sidewall Unit) for use in New York City, where permitted by the provisions of C26-248.0, C26-249.0, C26-250.0, C26-251.0 of the Administrative Building Code, provided the frame of the building is thoroughly braced for all wind and wracking strains and each bundle of panels shall be marked or tagged, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #304-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

408-48-SM

APPLICANT—Baychester Block Co., Inc., owner.

SUBJECT—Baychester Block Co., Inc., Cinder Blocks, approval of.

APPEARANCES—

For Applicant: F. Schwaiger.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (408-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 21, 1948.

Re: Cal. 408-48-SM

Subject: Baychester Block Co., Inc.
Cinder Blocks, approval of.

Baychester Block Co., Inc., of New York, filed May 5, 1948 an application with the Board of Standards and Appeals for approval of their cinder blocks under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code and the Rules of the Board Concrete

MINUTES

Masonry Units, Rules for Manufacture, Testing and Use adopted under Cal. 639-40-SR.

Description

The blocks are 4" x 8" x 18" and 8" x 8" x 18" partition and wall cinder block. The mix is one bag of approved HiEarly cement to ten cu. ft. cinders, to which is added five gallons of water. This mix will make fifteen 8" blocks. The plant, located on a plot of approximately 1/2 acre, consists of building housing the equipment and kilns. The equipment consists of a one bag Allied Mixer, Allied Vibra-pac De Luxe Machine, Belt conveyor with magnetic pick-up; two curing rooms each containing 400 sq. ft. After the blocks are molded they are cured in the kilns for sixteen hours, then stacked in the open air.

Inspection and Test

The plant of the applicant at 2967 Edson Ave., Bronx, N. Y., was inspected May 10, 1948. Present at the inspection were Commissioner C. M. Blum, Committee on Test and Mr. Frank Schwaiger, representing the applicant. Blocks were identified and marked. Compression and absorption tests were made at Columbia University.

The methods of tests were those prescribed in C26-326.0 of the Code. The results were as follows:

8" x 8" x 18" Hollow Cinder Block, Load Bearing 139.8 sq. in. in area, average of 5 blocks, Average compression load, 5 specimens—1032 p.s.i. Average absorption—13.9%.

4" x 8" x 18" Hollow Cinder Block, Load Bearing. 67.0 sq. inches in area, average of 5 blocks, Average compression load, 5 specimens—1094 p.s.i. Average absorption—14.0%.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Baychester Block Co., Inc., Cinder Block, load bearing, 8" x 8" x 18" and 4" x 8" x 18" as manufactured as herein set forth at the applicant's plant, pursuant to C26-191.0 for use in load bearing and non-load-bearing masonry as provided in Sub. Article 4, Article 9 of Chapter 26, Administrative Building Code. This recommendation is based on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board.
3. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rule 8.1 and 8.2 shall be filed with the Board.
4. That these units be marked as required by rule 8.4.
5. That rule 8 be complied with.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein, manufactured during the quarter, be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

475-48-SM

APPLICANT—Durabrik Sales Corp., owner.

SUBJECT—Durabrik Concrete Brick, approval of.

APPEARANCES—

For Applicant: Albert J. Parisi.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (475-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 28, 1948.

Re: Cal. 475-48-SM

Subject: Durabrik (Concrete Brick) approval of.

The Durabrik Sales Corp., of 2207 Richmond Terrace, Port Richmond, S. I., N. Y., filed April 29, 1948 an application with the Board of Standards and Appeals for the approval of the Durabrik Concrete Brick under the provisions of C26-178.0.b. and the Rules of the Board of Standards and Appeals for the manufacture, testing and use of Concrete Masonry Units.

Description

The material is a concrete brick of standard size 2 1/4 in. by 3 3/4 in. by 8 in. manufactured of coarse sand 3/16 in. down to fines, approved Portland cement. Hydrocide for waterproofing and iron oxide pigments. The sand is conveyed out of a storage hopper to a hopper of a Kent Stediflo mixer which adjoins the second hopper of the mixer which contains the cement, coloring and waterproofing. The proportion of the mix are—one cu. yd. of sand, 3.8 bags of approved Portland cement, 3.8 lbs. of Hydrocide for waterproofing and 191 lbs. of iron oxide for coloring and 15 gallons of water to the batch. The sand flows from one hopper into the mixer at a predetermined rate and the feed is so geared that the cement, waterproofing and coloring flowing from the second hopper into the mixer are controlled as to volume in combination with the sand. The water is controlled by a solenoid valve which shuts off automatically when the mixer is stopped. Wet mixing continues as the mix moves towards the end of the mixer and is then discharged into a Brickmaster which molds the bricks. The bricks are then stored for curing in a curing room for 48 hrs. then placed in an open shed for an additional 3 days after which time they are stored in a storage yard for 28 days.

Inspection

The plant of the applicant, located at Richmond Terrace, Port Richmond, S. I., N. Y., consists of 2 1/2 acres of ground. The buildings consist of a machine room, loft in which is located the Kent mixer, a curing room kiln 40 x 40 and storage shed. The plant was inspected and test specimens were marked June 17, 1948. Present at the inspection were Chief Engineer, L. V. Huber, J. A. Darts, Engineering Division, Committee on Test and Messrs. T. Cantwell and C. Kerney, representing the applicant.

Test

The specimens selected at the plant were tested at the Jersey Testing Laboratories, Newark, N. J., report dated June 23, 1948. Present at the test were Mr. J. A.

MINUTES

Darts, Engineering Division, Committee on Test. The results were as follows:

Modulus of Rupture
Average of 5 specimens—518 p.s.i.
Individual minimum—424 p.s.i.
Compressive Strength
Average of 5 specimens—3276 p.s.i.
Individual minimum—2785 p.s.i.
Absorption Test—12.4. lbs. per. cu. ft.

Recommendation

On the basis of the foregoing inspection and test and the data filed with the application the Committee on Test concludes that Durabrik Concrete Brick meets the requirements of Rule 6 of the Rules of the Board of Standards and Appeals, relative to the manufacture, testing and Use of Masonry Units adopted under Cal. 639-40-SR and accordingly recommends the approval of the Durabrik Sales Corp., Durabrik (Concrete Brick) is manufactured as herein set forth at the applicant's plant pursuant to Section C26-191.0 for use under C26-307.0.a and the Rules of the Board for use in load bearing and non-load bearing masonry as provided in Sub. Article 4 of Article 9 of Chapter 26 Administrative Building Code.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

168-48-SA

APPLICANT—J. O. Ross Engineering Corp., owner.
SUBJECT—Ross Industrial Oven (Electric, Oil or Gas Fired), approval of.
ACTION OF BOARD—Laid over to July 20, 1948, at 10 A.M., for further consideration by the Board.

Adjourned: 1:40 P.M.

JOSEEH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

314-31-A

APPLICANT—McDowell Sprinkler Corp., for Horowitz and Margaretten, owners.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order and a decision of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—29-06 Review avenue, southwest corner of 29th street (Block 294, Lot 150), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Frank J. Dent and Jacob L. Horowitz.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (314-31-A)

WHEREAS, this appeal from an order and a decision of the fire commissioner, affecting premises 29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens, was granted by the Board December 11, 1931, on certain conditions; and

WHEREAS, the resolution was amended June 1, 1932 and September 16, 1941; and

WHEREAS, the owner requested a further amendment of the resolution; and

WHEREAS, the applicant has filed a copy of a communication from the Department of Water Supply, Gas and Electricity stating that a flow test at hydrant on Review avenue, 20 ft. south of 29th street with a flow of 630 gallons per minute from a 2¼ in. nozzle with a pito of 22 lbs. per sq. in., the residual pressure was 54 lbs. per sq. in. at a hydrant located on southeast corner of Review avenue and 30th street, and with a flow of 1900 gallons per minute from the hydrant at Review avenue, 20 ft. south of 29th street, from a 4½ in. nozzle with a pito of 12 lbs. per sq. in. the residual pressure was 47 lbs. per sq. in. at the hydrant located on the southeast corner of Review avenue and 30th street and the static pressure at this hydrant was 59 lbs. per sq. in.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1931, as *amended* September 16, 1941, by adding thereto:

“ . . . that in the event that the system as installed is an approved two source system and fed from a 6 in. street main with a residual pressure of at least 45 lbs., and with a roof tank supply of not less than 20,000 gallons, that the fire pump and interior fire alarm previously required may be omitted, provided the sprinkler system is also connected with fire headquarters through a central station.”

588-37-A

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re packaging, storage, sale and transportation of Anti-Freeze known as “Esso”, “Ford”, “Tri-Rad” in 1 quart and 1 gallon, non-refillable cans in New York City (previously granted on condition).

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (588-37-A)

WHEREAS, Stanco Distributors, Inc., for Stanco, Inc., owner, filed on December 13, 1937, an appeal from a decision of the fire commissioner, relating to the sale and storage of “Ford” anti-freeze and “Tri-Rad” anti-freeze in one-quart and one-gallon sealed cans which are not in compliance with section 131-3 of the Code of Ordinance, was granted by the Board on January 4, 1938, on certain conditions; and

WHEREAS, the resolution was amended on April 13, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 4, 1938 as *amended* April 13, 1948 so that as *amended* this portion of the resolution shall read:

"... that these products may be marketed in cans bearing the name of the manufacturer or agent with the respective brands or names as follows:

"Esso Anti-Freeze (formerly Tri-Rad Anti-Freeze) and permission to market the material by the Ford Motor Company under the following names:

Ford Anti-Freeze
Mereury Anti-Freeze

on condition that in all other respects the resolution as adopted by the Board on January 4, 1938 shall be complied with."

30-46-A

APPLICANT—Carroll Blake, for Fee Realty Corp., owner (Crawford's Clothes, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—467-469 Fulton street and 156-164 Lawrence street, northwest corner (Block 151, Lots 1 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (30-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 467-469 Fulton street and 156-164 Lawrence street, northwest corner (Block 151, Lots 1 and 40), Borough of Brooklyn, was granted by the Board on February 19, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 19, 1946 by adding thereto:

"... that in the event the owners desire to rearrange the second floor as shown on plans marked "Received July 7, 1948," one sheet, such arrangement may be permitted provided that in all other respects the requirement of the resolution adopted February 19, 1946 is complied with."

207-48-A

APPLICANT—Emil Koepfel & Son, for Tafenclark Realty Corporation, owner.

SUBJECT—Appeal from orders and decision of the fire commissioner.

PREMISES AFFECTED—1072-1088 Atlantic avenue, south side, 100 ft. 5 in. east of Classon avenue (Block 1126, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koepfel.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (207-48-A)

WHEREAS, Emil Koepfel & Son for Tafenclark Realty Corporation, owner, filed March 4, 1948 an appeal from orders of the fire commissioner affecting premises 1072-1088 Atlantic avenue, south side, 100 ft. 5 in. east of Classon avenue (Block 1126, Lot 13), Borough of Brooklyn; and

WHEREAS, Order 17365-LF issued by the fire commissioner May 17, 1946 and referred to in a decision of the fire commissioner dated, March 5, 1948 reads:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout. Section 279 of the Labor Law."

and

WHEREAS, Order 17367-LF issued by the fire commissioner May 17, 1946 and referred to in a decision of the fire commissioner dated, March 5, 1948, reads:

"1. Repair or replace the missing and defective shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west and south sides of building or other approved protection. Section 491A-2-2.0 Chapt. 19 Administrative Code of the City of New York."

and

WHEREAS, the applicant states that the building is five stories, 60 ft. in height, 165 ft. 9 in. by 95 ft. in area, of class 3 construction, erected in 1897, located on a lot 165 ft. 9 in. by 100 ft. in area, in an unrestricted use B area class 1½ height district, and used and occupied since 1897 as follows: cellar—ordinary; 1st to 5th floors—manufacturing throughout—15 persons per floor; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system, one 4 ft. wide iron stairs, brick enclosed, equipped with fireproof self-closing doors, leading direct to street, and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that modification of item 1 of Order 17367-LF should be made as it is proposed to extend the present sprinkler system in such a manner that there will be a sprinkler head within 3 ft. of every window opening in question; and

WHEREAS, the applicant requests a modification of item 1 of Order 17365-LF in view of the fact that the building is sprinklered throughout.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the fire commissioner as to Order 17365-LF, Item 1, and that the application be and it hereby is *granted on condition* that the one source sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that passageways from both stairs shall be provided and maintained on the first floor through to Atlantic avenue; that such passages shall be separated from the balance of the floor by partitions fire retarded with wire lath and cement plaster; that the space under such passages shall be similarly protected; and that the decision of the fire commissioner as to Order 17367-LF, Item 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the sprinkler system shall be maintained with heads opposite each window along the court as shown on plans filed with this appeal marked "Received June 17, 1948," five sheets, with a sprinkler head opposite each window and not farther away than 4 ft. 6 in.; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

376-48-A

APPLICANT—Vincent D. Luongo, for 12-24 Starr St. Realty Corp., owner (New Plastic Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—12-14 Starr street (rear), south side, 100 ft. east of Central avenue (1st floor); (Block 3196, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (376-48-A)

WHEREAS, Vincent D. Luongo, for 12-14 Starr St. Realty Corp., owner, (New Plastic Corp., lessee) filed April 20, 1948 an appeal from an order of the fire commissioner affecting premises 12-14 Starr street, south side, 100 ft. east of Central avenue, 1st floor (Block 3196, Lot 10), Borough of Brooklyn; and

WHEREAS, Order 22025-LF issued by the fire commissioner March 24, 1948 reads:

"1. Arrange bars on all windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 50 ft. by 36 ft. 6 in. and 59 ft. 6 in. irregular in area, of class 3 construction, located on a lot 50 ft. by 100 ft. in area, in a business use C area class 1 height district erected in 1920 and used and occupied since January 15, 1948 for manufacturing (assembling of lucite and metal products)—28 persons; and

WHEREAS, the applicant contends that the plot is developed with a one story brick garage and a two story frame dwelling at the front and the one story brick factory building in question at the rear of the lot; that the building is classified as class 3 and is now used for the assembling of lucite and metal products pursuant to C.O. 114538 issued January 15, 1948; that there are 21 windows in all walls, 19 are equipped with vertical bars which are necessary to prevent burglary and the remaining two windows are not barred and can be used as emergency exits; that there are two exits with exit signs and lights from the factory to a passageway direct to street; that the two unbarred windows have wood steps for full sill height and can be used for exits to the rear yards of adjoining premises; that portable fire-fighting appliances are maintained on the premises; and

WHEREAS, C.O. 119555 issued January 15, 1948 on Alt. Applic. 2945-44 permits the present use and occupancy.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the fire commissioner as to Order 22025-LF, Item 1, and that the application be and it hereby is granted on condition that the exits from the one story building at the rear shall be maintained as indicated on plan filed with this application marked "Received April 20, 1948"; that two of the windows as proposed shall remain unbarred to permit additional escape to the rear yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

458-48-A

APPLICANT—Rose Winkler, for Estate of William J. Ward (John G. Ward, Trustee), owner (John D'Errico, lessee).

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—3033 and 3043 West 12th street, east side, 55 ft. south of Bowery (Block 7286, Lot 140), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose Winkler and Sylvester Kerrigan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

THE RESOLUTION (458-48-A)

WHEREAS, Rose Winkler for the Estate of William J. Ward, owner, John D'Errico, lessee, filed May 11, 1948, an appeal from decisions of the borough superintendent, affecting premises 3033 and 3043 West 12th street, east side, 55 ft. south of Bowery (Block 7286, Lot 140) Borough of Brooklyn; and

WHEREAS, the decisions of the borough superintendent, dated May 7, 1948, on E.S. Applications 196 and 198 of 48, read:

"2. Proposed ground sign contrary to Art. 2, Sect. 4, sub. 49(a) of zoning resolution.

Ground signs prohibited in business use zone."

and

WHEREAS, the applicant states that the premises consist of a plot 195 ft. front by 55 ft irregular in depth; located in a business use A area, Class 1½ height district, upon which there has been an amusement ride erected in 1944 and used as such since 1944 with an occupancy of 24 persons for which CO 110375 was issued May 5, 1944; and

WHEREAS, the applicant contends that the signs in question were erected as an essential use to an amusement ride where there was no wall surface to which the signs may be attached in conformance with the zoning resolution; that the signs are erected inside of the line of the ride and do not project; that the signs in question are the only means of advertising the name of the ride and it would be a hardship not to be able to maintain them; and

WHEREAS, in the opinion of the Board the provisions of the zoning resolution as to business signs under section 4a (49) are explicit and clear making no provision to permit ground signs as here proposed.

Resolved, that the decision of the borough superintendent dated May 7, 1948 on E.S. Applications 196 and 198-48 be and it hereby is affirmed and the appeal be and it hereby is denied.

459-48-A

APPLICANT—Rose Winkler, for Estate of William J. Ward (John G. Ward, Trustee), owner (Reel Operating Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1110-1114 Bowery, south side, 55 ft. east of West 12th street (Block 7286, Lot 143), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose Winkler and Sylvester Kerrigan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

THE RESOLUTION (459-48-A)

WHEREAS, Rose Winkler for Estate of William J. Ward, owner, Reel Operating Company, lessee, filed May 11, 1948, an appeal from a decision of the borough superintendent, affecting premises 1110-1114 Bowery, south side, 55 ft. east of West 12th street (Block 7286, Lot 143), Coney Island, Brooklyn; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, on E.S. Applic. 238-48, reads:

"2. Proposed ground sign contrary to Art. 2, Sec. 4, Sub. 49(a) of zoning resolution.

Ground signs prohibited in business use zone."

and

WHEREAS, the applicant states the premises consist of a plot 55 ft. front by 200 ft. irregular in area, located in a business use A area, Class 1½ height district, which has been used since 1923 as an amusement ride with an occupancy of 36 persons for which no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that the sign in question was erected as an essential use to an amusement ride where there is no wall surface to which the sign may be attached in conformance with the zoning resolution; that the said sign is inside of the line of the ride and does not project; that the sign in question is the only means of advertising the name of the ride and it would be a hardship not to be permitted to maintain the sign; and

WHEREAS, in the opinion of the Board the provisions of the zoning resolution as to business signs under section 4a (49) are explicit and clear making no provisions to permit ground signs as here proposed.

Resolved, that the decision of the borough superintendent dated May 7, 1948 on E.S. Application 238-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

460-48-A

APPLICANT—Rose Winkler, for Albert E. and Irene B. Buschman (Joseph H. Goldstein, Attorney in fact), owners (Harry Chamas, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1318-1324 Bowery, southeast corner of West 15th street (Block 7074, Lot 256), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose Winkler and Sylvester Kerri-gan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

THE RESOLUTION (460-48-A)

WHEREAS, Rose Winkler, for Joseph H. Goldstein, attorney in fact for Albert E. and Irene Buschman, owners, Harry Chamas, lessee, filed May 11, 1948, an appeal from a decision of the borough superintendent, affecting premises 1318-1324 Bowery, southeast corner West 15th street (Block 7074, Lot 256), Coney Island, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, on E.S. Applic. 249-48, reads:

"1. Proposed ground sign contrary to Art. 2, Sect. 4, Sub. 49(a) of zone resolution.

Ground signs prohibited in business use zone."

and

WHEREAS, the applicant states the premises consist of a plot 60 ft. by 155 ft. in area; located in a business use A area, Class 1½ height district, upon which there exists a frame amusement ride and stand, having an occupancy of 100 persons, for which C.O. 108355 was issued April 9, 1943; and

WHEREAS, the applicant contends that the sign in question was erected as an essential use to an amusement ride where there is no wall surface to which the sign may be attached in conformity with the zoning resolution; that said sign is erected inside of the line of the ride and does not project; that this is the only means of advertising the name of the ride and it would be a complete hardship not to be permitted to maintain the sign in question; and

WHEREAS, in the opinion of the Board the provisions of the zoning resolution as to business signs under section 4a (49) are explicit and clear making no provisions to permit ground signs as here proposed.

Resolved, that the decision of the borough superintendent dated May 7, 1948 on E.S. Application 249-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

461-48-A

APPLICANT—Rose Winkler, for Estate of William J. Ward (John G. Ward, Trustee), owner (James Kyrimes, lessee).

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—1116-1122 Bowery, southeast corner of West 12th street (Block 7286, Lot 140), Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose Winkler and Sylvester Kerri-gan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3

THE RESOLUTION (461-48-A)

WHEREAS, Rose Winkler, for Estate of William J. Ward, owner, James Kyrimes, lessee, filed May 11, 1948, an appeal from a decision of the borough superintendent, affecting premises 3029 West 12th street and 1116-22 Bowery, southeast corner (Block 7286, Lot 140), Coney Island, Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, on E.S. Applic. 239-48, reads:

"1. Proposed ground sign contrary to Art. 2, Sect. 4, sub. 49 (2) of zoning resolution.

Ground signs prohibited in business use zone."

and

WHEREAS, the applicant states the premises consist of a plot 55 ft. by 55 ft. in area; located in a business use A area, Class 1½ height district; used and occupied since 1944 as an amusement ride, 24 persons; and

WHEREAS, the applicant contends that the sign was erected as an essential use to an amusement ride where there is no wall surface to which the sign may be attached in conformance with the zoning resolution; that the sign is erected inside of the line of ride and does not project; that this is the only means of advertising the name of the ride and it would be a complete hardship not to be permitted to maintain the sign; and

WHEREAS, in the opinion of the Board the provisions of the zoning resolution as to business signs under section 4a (49) are explicit and clear making no provisions to permit ground signs as here proposed.

Resolved, that the decision of the borough superintendent dated May 7, 1948 on E.S. Application 239-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

462-48-A

APPLICANT—Samuel Kaplan, for 79 Sunswick St. Corp., owner (Stadler & Neuwirth, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40-36 22nd street, northwest corner of 41st avenue (3rd floor); (Block 410, Lot 38), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: R. Rachlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (462-48-A)

WHEREAS, Samuel Kaplan, for 79 Sunswick Street Corporation, Stadler and Neuwirth, lessee, filed May 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 40-36 22nd street, northwest corner 41st avenue (Block 410, Lot 38), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 6, 1948, on Misc. Applic. 2493-48 reads:

"4. Gas fired ovens shall not be located within 25 ft. of spraying operations. Rule 4.3.1.1."

and

WHEREAS, the applicant states that the building is five stories, 65 ft. in height 70 ft. by 219 ft. 7 in. in area at 1st floor; 70 ft. by 185 ft. in area at typical floor, of Class 1 construction; erected 1913; located in an unrestricted use B area, Class 1½ height district and used and occupied since 1945—cellar, manufacturing bronze tablets and boiler room, 30 persons; 1st floor, warehouse, 1 person; 2nd floor, lamp manufacturing, 30 persons; 3rd floor, lamp manufacturing, 60 persons; 4th floor, underwear manufacturing, 40 persons; 5th floor, offices, 25 persons; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system, interior fire alarm system and regular monthly fire drills are maintained; that there are two interior 44 in. wide steel stairs, fireproof enclosed, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street and two fire escapes leading to roof by stair and to yard by stair with egress direct to street; that windows and doors on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that it is proposed to enclose the spray room with 3 in. gypsum block, plastered both sides, openings to be protected with fireproof self-closing doors; that the drying oven with all controls will be outside of this room, except that one set of oven doors will open into spray room only when the products are being placed in the oven; that the doors of the oven are covered with 22 gauge metal and have two in. insulation; that all of the controls and the flame of the oven are over 25 ft. from the nearest spray booths; that the building is fireproof and fully sprinklered; that the oven is of an approved type as acted on by the Board under Cal. No. 69-43-SA; and

WHEREAS, the applicant states that the oven is an approved type but is so located as to open within the spray room approximately 13 feet from the spray booths.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 2493-48, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

467-48-A

APPLICANT—Joseph LoCurto (lessee), for 32 West 20th St. Corp., owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—1383-1387 Broadway, northeast corner of Palmetto street (1st floor); (Block 3339, Lots 47, 48 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Warren W. Stumpf.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (467-48-A)

WHEREAS, Joseph LoCurto for 32 West 20th St. Corp., owner, filed May 19, 1948 an appeal from orders and a de-

cision of the fire commissioner, affecting premises 1383-1387 Broadway, northeast corner of Palmetto street, 1st floor (Block 3339, Lots 47, 48 and 49), Borough of Brooklyn; and

WHEREAS, Order 21922-LF issued by the fire commissioner March 11, 1948 reads:

"1. Install an adequate electric closed circuit interior fire alarm system in accordance with the Rules of the Board of Standards and Appeals and the enclosed approved layout. Sec. 279 of the Labor Law."

and

WHEREAS, Order 21921-LF issued by the fire commissioner March 11, 1948 reads:

"An inspection of the premises 1383-1387 Broadway, Borough of Brooklyn, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law."

and

WHEREAS, said orders were repeated in a decision of the fire commissioner dated April 2, 1948; and

WHEREAS, the applicant states that the building is four stories, 69 ft. in height, 80 ft. by 63 ft. 6 in. in area, of class 3 construction, erected in 1888, located on a lot 80 ft. by 80 ft. in area, in a business use C area class 1 height district, and used and occupied since 1946 as follows: 1st floor—stores—10 persons; 2nd floor—manufacturing coats—45 persons; 3rd and 4th floors—vacant; that no change in use or occupancy is proposed; that the building is equipped with one 4 ft. wide marble stairs, enclosed in partitions of marble, equipped with steel self-closing doors and leading from roof bulkhead direct to street, and three fire escapes extending to roof by stair and by ladder and to street and yard by ladders; that window and door openings on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant contends that he occupies the 2nd floor for the manufacturing of ladies' coats using sewing machines, steam pressing machines and other necessary equipment employing an average of 40 persons; that the two top stories are vacant and pursuant to the terms of the lease must remain vacant; that the entrance to the 3rd and 4th stories is completely barred so that no persons can enter these floors to occupy them for any purpose; that there are ample fire pails and sand pails on the occupied floor and adequate aisles space is maintained throughout the building; that the order is contrary to the law in that the two floors above the occupied floor are not used for any purpose whatever and in the absence of such occupancy it cannot be contended that there is a necessity for an interior fire alarm system; and

WHEREAS, this appeal is to waive the statutory requirements of the Labor Law with nothing proposed as substitute therefor.

Resolved, that the orders of the Fire Commissioner be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

540-48-A

APPLICANT—Sidney Daub, for Besse C. Wilson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—502-504 West 30th street, south side, 100 ft. west of 10th avenue (Block 701, Lot 43), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub and Besse C. Wilson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (540-48-A)

WHEREAS, Sidney Daub for Besse C. Wilson, owner, filed an appeal from a decision of the borough superintendent,

MINUTES

affecting premises 502-504 West 30th street, south side, 100 ft. west of 10th avenue (Block 701, Lot 43), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1948, on Alt. Applic. 350-43, reads:

"1. Provide a 2nd legal means of egress from each story as required by Sect. 271 of Labor Law. Note: A fire escape is not considered a legal means of egress from a factory building exceeding 5 stories in height under Sect. 271 of Labor Law, as amended July 1, 1947."

and

WHEREAS, the applicant states the building is 7 stories, 80 ft. in height; 62 ft. 6 in. by 98 ft. 9 in. in area at 1st floor; 62 ft. 6 in. by 88 ft. 9 in. in area at typical floor, of Class 3 construction; erected 1894; located in an unrestricted use A area, Class 2 height district and used and occupied since 1931—cellar, boilerroom and storage of paper, 2 persons; 1st floor, paper storage, office, 5 persons; 2nd floor, book storage, 2 persons; 3rd floor, paper storage, 2 persons; 4th, 5th and 6th floors, vacant; 7th floor, manufacturing advertising displays, 5 persons; proposed to be used and occupied as follows: cellar, boilerroom and paper storage, 2 persons; 1st floor, paper storage and office, 5 persons; 2nd to 7th floors, factory, 50 persons each floor; that the building is equipped with a two source sprinkler system throughout; one 3 ft. 6 in. wide interior wood stairs, enclosed in wood studs covered both sides with metal lath and plaster, equipped with fireproof self-closing doors and leading direct to street, and provided with a ladder and scuttle to roof; that there are two fire escapes, one at front and one at rear; that the rear fire escape leads to roof by stair; that the front fire escape extends from top story to street with counterbalanced stairs from lowest balcony to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that the building was erected for a factory, and approved as required under the labor law and changed in 1930 to warehouse and CO 17447 issued April 7, 1931, on completion of Alt. Applic. 1277-1930, permitting its use as warehouse; that in 1943 plans were filed under Alt. 350-43 and approved to restore the premises to factory occupancy; that these approved plans indicated that the building had two exits consisting of a 3 ft. 6 in. wood interior stair from street to 7th floor, enclosed in fire retarded partitions, equipped with fireproof self-closing doors and provided with an iron ladder and scuttle to the roof; that this stair enclosure had been previously approved under Alt. 1275-1919, to comply with orders issued by the Labor Department; that the 2nd exit consists of a fire escape in the front approved under Alt. 350-43, consisting of a 45 deg. stairs from 2nd to 7th floors, screened to a height of 4 ft. 6 in. with a 45 deg. counterbalanced stairway from 2nd story balcony to grade with fireproof wired glass automatic windows and fireproof self-closing wire glass doors on the course of the fire escape in compliance with the Labor Law and the Rules of the Board; that the fire escape and all other work connected therewith was completed to the satisfaction of the borough superintendent on January 22, 1948; that the building is equipped with an approved two source sprinkler system consisting of a 12,000 gallon wood gravity tank, a 9,000 gallon steel pressure tank; that it would be a hardship to be compelled to provide additional means of egress in place of the fire escape at the front of the building as the owner in good faith completed the work called for in Alt. 350-43.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in the decision of the borough superintendent, acting on Alt. Applic. 350-43, and that the appeal be and it hereby is *granted* to permit the front fire escape as proposed as a required second means of exit *on condition* that such fire escape shall have a goose neck ladder to the roof; that the fire escape in all other respects shall comply with all laws, rules and regulations applicable thereto; that the existing fire escape on the rear shall be maintained but signs shall be posted at all stories reading "this is not an

exit"; that at the bottom termination of such rear fire escape one of the windows on the 2nd floor shall be made readily openable to permit exit through the 2nd floor and thence to the primary means of exit or the front fire escape; that the two source sprinkler system shall be maintained throughout the building in accordance with the requirements thereof and to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

554-48-A

APPLICANT—Jerome Zirinsky, for 2 Pierrepont Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-4 Pierrepont street, southeast corner of Pierrepont place, (11-12th floors and Penthouse); (Block 241, Lots 20 and 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome Zirinsky, Jacob Rivlin and Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (554-48-A)

WHEREAS, Jerome Zirinsky, for 2 Pierrepont Corp., owner, filed June 8, 1948, an application for variation of Sec. 26, Subd. 10 and Sec. 4, Subd. 35C of Multiple Dwelling Law, affecting premises 2-4 Pierrepont street, southeast corner of Pierrepont place, (11th, 12th floors and penthouse), (Block 241, Lots 20 and 21), Borough of Brooklyn; and

WHEREAS, the amended decision of the borough superintendent, dated July 8, 1948, on Amendment dated July 8, 1948 to N.B. Applic. 584-48, reads:

"1. Objection repeated—'Provide setback for side wall of bldg. on side lot line above the 90 ft. level as required by Section 26, subdivision 10, M.D. Law.'

4. Objection repeated—'Proposed penthouse wall should be set back 3 ft. 0 in. from inner flue of required side lot line wall at 107 ft. 11 in. level as required by Section 4, subdiv. 35, c. M.D. Law.'

5. Proposed dwelling does not face a street which borders a public park which abuts upon a waterway nor does proposed dwelling face directly upon a waterway with an intervening street and public park, and, therefore, may not be considered as a dwelling facing on a street one hundred feet in width. (Note: Proposed dwelling faces Pierrepont Place which borders a public park with an intervening street (Furman St.) between said public park and waterway) (Sec. 26, subd. 4, M.D. Law)."

and

WHEREAS, the applicant states the building will be 12 stories and penthouse, 107 ft. 11 in. in height, 42 ft. by 80 ft. in area, on a lot 42 ft. by 100 ft. in area, Class 1 construction, located in a residence use, C area, Class 1 height district, to be used and occupied as a Class A multiple dwelling; and

WHEREAS, the applicant contends that compliance with the objections of the borough superintendent would require the building to be set back 10 ft. at the 11th floor and 11 ft. at the 12th floor along the east lot line for the full length of the building above the 90 ft. height level; that such setbacks while serving no useful purpose for the upper two stories would cause undue hardship; that stairway and elevator shafts located in the dead portion of the building would have to be relocated 11 ft. west from the easterly lot line for the full height of the building, result-

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ing in loss of 448 sq. ft. of living space per floor or 40,600 cu. ft. in the entire building; that this 14 per cent loss of total floor area of 32,000 sq. ft. would effectively prohibit the erection of a rentable building on this small plot; that to reduce the height of the building to a point where the setback is required would create an uneconomical project as lots and structure cost would overcome any possibility of a reasonable return; that practical conformance with Section 26, paragraph 4 of the Multiple Dwelling Law is obtained in that the plot in question faces on a park which to all intents and purposes abuts upon a waterway; that if not for the warehouse buildings on marginal land under the jurisdiction of the Department of Marine and Aviation, and Furman street, which are 61 ft. below the level of the park and the streets contiguous to the plot in question, Pierrepont place would be considered a 100 ft. street in computing the height of the building and the building could be carried to a height of 150 ft. although advantage of this allowance is not being taken; that the street and yard walls are in full compliance with the zoning resolution and the Multiple Dwelling Law; that the proposed building will conform to the zoning resolution as to height, bulk and ventilation and should the Board grant the variance herein sought, would conform in all respects to the Multiple Dwelling Law; and

WHEREAS, in the opinion of the Board no basis of hardship or practical difficulties is presented; that a mere waiver of the application of the required side line court is requested; that the building does not qualify as coming under the provision of section 26, subdivision 4, in as much as the park opposite does not abut a waterway; that variance as herein requested would establish far reaching precedents and should not be considered.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

72-45-A

APPLICANT—Saul Goldsmith, for C. W. H. Carter, Inc., owner (contractual owner—100 Varick Street Holding Co.); The Doho Chemical Corp., lessee.

SUBJECT—Application for consideration—reopening and amendment as to additional use based on a new decision—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—94-100 Varick street and 68 Watts street, northeast corner (Block 477, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

553-47-A

APPLICANT—Moritz Simon, for Milsim Realty Corp., owner (Olympic Radio and Television, Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—34-01 38th avenue, north side, from 34th to 35th streets (1st floor); (Block 376, Lots 1 and 9), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Moritz Simon.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

75-48-A

APPLICANT—Samuel Kaplan, for Stahl Soap Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—13-17 Forrest street, north side, 125 ft. east of Bushwick avenue (Block 3141, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. Rochlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

454-48-A

APPLICANT—Kenneth W. Milnes, for Castleton Motors, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1285-1287 Castleton avenue, northeast corner of Clove road (Block 204, Lot 1), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Jack Gutman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

485-48-A

APPLICANT—Parker Steel Products Inc. (lessee), for Michael Flynn Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—54-60 Columbia street and 61-63 Congress street, northeast corner, (Block 293, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Parker.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

553-48-A

APPLICANT—Arthur Jovis, for West Street Corporation, owner (Erna Bender lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—205 Chambers street, north east corner of West street, and 197 Reade street, southeast corner of West street, (Block 139, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis.

For Administration: Samuel L. Becker and H. T. Phency, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to reopening and consideration as to objec-

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tion A-16 in connection with the enclosure of the stairhall but not in connection with the objection as to 80° rung ladders or the requirement for a certificate of occupancy.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

735-42-S

APPLICANT—Simmonds Aerocessories, Incorporated, lessee, for 79 Sunswick Street Corporation, owner.

SUBJECT—Variation of the labor law as cited in a decision of the fire commissioner.

PREMISES AFFECTED—40-36 22nd street and 21-21 41st avenue, northwest corner (Block No. 410, Lot No. 38), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (735-42-S)

WHEREAS, Simmonds Aerocessories, Inc., for 79 Sunswick Street Corp. owner, filed on October 13, 1942 an application for a variation from a decision of the fire commissioner, of the Labor Law, affecting premises 40-36 22nd street and 21-21 41st avenue, northwest corner (Block 410, Lot 38), Long Island City, Borough of Queens; and

WHEREAS, the applicant failed to complete the papers in this case, although duly notified to do so.

Resolved, that this application be and it hereby is *dismissed* for lack of prosecution.

392-48-A

APPLICANT—Edwin Augustus Acker, for Arthur Courtney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10-43 48th avenue, north side, 159 ft. west of 11th street (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 2 P. M. for applicant to file revised plans; applicant to be notified.

521-48-A

APPLICANT—Henry George Greene, for Frederick H. Stoll, owner (Rose Nier, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—415 Clinton avenue, east side 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene, Sigmund Gilbert and Lena Stanton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Nellie E. Walsh, Dep't of Hospitals.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P. M. for inspection by a committee of the Board and decision without further argument.

563-48-A

APPLICANT—James E. McKillop, for Frank Grancog-nolo, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—178 Stockholm street, south side 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P. M. for inspection by a committee of the Board, and decision. Applicant to correct plans.

568-48-A

APPLICANT—Paramount Pictures Theatres Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 201-215 West 43rd street and 200-214 West 44th street (theatre); (Block 1015, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert M. Weitman and David Weiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P. M. for applicant to file corrected plans.

583-48-A

APPLICANT—Frank L. Ehasz, for Ivey Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert L. Daly.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 20, 1948 at 2 P. M. at the request of the applicant for consideration of the calculations presumably filed in the application with the Building Department by the applicant.

ZONING APPLICATIONS

927-22-BZ

APPLICANT—Herman Kron, for Rogers Place Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory.

PREMISES AFFECTED—913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

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THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (927-22-BZ)

WHEREAS, this application under section 7c of the zoning resolution permitting the erection and maintenance of a business building, partly in business and partly in residence use districts, affecting premises 913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx, was granted by the Board on October 20, 1922, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 4, 1924 and May 5, 1931; and

WHEREAS, an application under section 7c of the zoning resolution, to permit in residence and business use districts the alteration and conversion of occupancy from public baths to factory was granted by the Board on February 5, 1946, on certain conditions; and

WHEREAS, on January 20, 1948, the resolution was amended to permit in residence and business use districts, the alteration and conversion of occupancy from factory to restaurant, cabaret and factory, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 5, 1946 as *amended* January 20, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement that all plans have been approved and permits obtained and all work has been completed and additional time is needed only for the purpose of obtaining a certificate of occupancy, all work shall be completed and a C.O. obtained within six (6) months from the date of this *amended* resolution."

386-44-BZ

APPLICANT—Irving M. Fenichel, for Staten Island Linen Supply, Inc., owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the extension to existing laundry, and, also extension to existing garage for not more than five (5) motor vehicle using more than the area permitted.

PREMISES AFFECTED—420 Targee street and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Irving M. Fenichel and Ben Levee.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (386-44-BZ)

WHEREAS, this application under section 7a of the zoning resolution to permit in a business use district, the erection of an extension to an existing laundry; the extension to be used as a storeroom and garage for eight commercial motor vehicles accessory to the laundry and permitting the maintenance of a driveway across an adjoining lot affecting premises 420 Targee street, northwest corner of Roff street (Block 642, Lots 1 and 5), Stapleton, Borough of Richmond, was denied by the Board on October 17, 1944; and

WHEREAS, a request for reopening of the application and rehearing, based on a new proposal, was denied on April 24, 1945, when the Board deemed that the new proposal was substantially similar to the previous proposal, variance for

which was denied and that there was no basis to warrant a rehearing; and

WHEREAS, Irving M. Fenichel for Staten Island Linen Supply, Inc., owner, requested reopening of this application and consideration under sections 7c and 21 of the zoning resolution, to permit in a business use D area district the extension to an existing laundry and also the extension to an existing garage for not more than five (5) motor vehicles, using more than the area permitted; affecting premises 420 Targee street, and 31-41 Roff street, northwest corner (Block 642, Lots 1, 5 and 7), Stapleton, Borough of Richmond; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, February 17, 1948, after due notice by publication in the Bulletin, and laid over for inspection and decision by the Board without further argument, then set for July 13, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Targee street and Roff street are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 21, 1947 on Alt. Applic. 262-46, reads:

"1. The proposed extension to this present laundry to be used in connection with the present laundry and also to enlarge the present garage is not permitted, as this use is prohibited in a Business Use District. (Zone Res. Art. II, Sec. 4a-15-51).

"2. The proposed extension to this present laundry is not permitted as the increase in building area will exceed the area permitted in this D area district Zone Res. Art. IV, Sec. 14)."

and

WHEREAS, the applicant states that the premises consist of a plot, 110.95 ft. frontage by 131 ft. in depth (irregular) on which is located a building one and two stories in height, lot 1, used as a laundry on 1st floor and offices on 2nd floor; that a 2½ story frame dwelling and a five car garage is located on lot 7; that it is proposed to extend the existing laundry westerly to lot line of lot 5 and to extend the existing garage on lot 7 to the easterly lot line of lot 5 and in a southerly direction to the proposed building on lot 5; that it is proposed to have fireproof self-closing door between the proposed extension of the laundry and the proposed garage; and

WHEREAS, the applicant contends that in 1921 Edward J. McCormick, owner, constructed a laundry building on lot 1 which was used as a laundry and equipped it with complete processing equipment; that the Stapleton Service Laundry, Edward J. McCormick, president, ultimately altered and extended the building until 1929, during which period it was developed to its present size and additional equipment was added; that in 1936 Ben Levee now president of Staten Island Linen Supply, Inc., limited by financial resources and unable to purchase the laundry in question, rented the premises from the Stapleton Service Laundry, that the washers, extractors, tumblers and ironing equipment had been removed from the premises before possession was taken by Mr. Levee; that besides the fact that it would have been inadvisable to incur the expense of installing washing and ironing equipment, as well as a new boiler, in rented premises Mr. Levee was unable, because of limited finances to make the required investment at that time and he, therefore, arranged to have the washing and ironing done elsewhere while all other operations, common to this industry were performed by him at the premises in question; that Mr. Levee did, however, in the same year, make some minor interior alterations which enabled him to install a small boiler and to use part of adjoining premises as a garage for 5 commercial vehicles, which were to be used exclusively in connection with the laundry; that in 1940, Staten Island Linen Supply, Inc., had accumulated sufficient finances and purchased the premises in question; that if the development proposed is carried out, the loading and unloading of trucks will be carried on under cover and entirely eliminated as a

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street operation, thereby avoiding any disturbance to the neighbors; that in addition to the two dwellings on lots 7 and 12, which are owned by Staten Island Linen Supply, Inc., there are only two other dwellings on the block where the entrance to the garage in question occur; that the linen supply room is to be equipped with bins and tables only and not with any machinery; that while this application calls for permission to use the existing 2nd floor in connection with the laundry, it is the intention of the owner to abandon such use if this appeal is granted and after the first floor extension has been erected; that the available area is far insufficient and is highly inefficient to store or sort the materials in question on the 2nd floor as this necessitates considerable handling; that the owner's intention in this connection is indicated by the fact that there is no desire to remove the existing partitions forming the two apartments; and

WHEREAS, the Board under Calendar Number 386-1944-BZ denied on April 24, 1945 an application for a zoning variance to permit an addition to a building formerly used in part as a laundry, which use had been abandoned by removing all laundry machinery, and the occupancy changed to storage as to the first floor and apartments eliminated on the second floor and the space changed to offices; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is granted under sections 7c and 21 thereof, to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Received November 28, 1947," seven sheets, on condition that the building shall not be increased in height or area; that the garage originally granted by the Department of Housing and Buildings as accessory to the residence shall be used only as proposed; that the existing two story building on Targee street shall not be used for factory work unless all requirements of the Labor Law are complied with; that the use shall not be further extended; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

390-47-BZ

APPLICANT—Charles M. Spindler, for George C. Apostle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7A of the zoning resolution, permitting in residence and business use, D and E area districts, the erection of a business building (stores), without the required setback from the building line.

PREMISES AFFECTED—83-34 to 83-46 Woodhaven boulevard, west side, 68.83 ft. south of Myrtle avenue, 89-02 to 89-04 Myrtle avenue and 82-45 to 82-71 89th street (Block 3866, Lot 16), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (390-47-BZ)

WHEREAS, this application under sections 7A and 7c of the zoning resolution, to permit in residence and business use, D and E area districts, the erection of a business building (stores), without the required setback from the building line; affecting premises 83-34 to 83-46 Woodhaven boulevard, west side 68.83 ft. south of Myrtle avenue; 89-02 to 89-04 Myrtle avenue and 82-45 to 82-71 89th street (Block 3866, Lot 160), Glendale, Borough of Queens, was granted by the Board on July 8, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 8, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved and all permits obtained, all work shall be completed within one (1) year from the date of this amended resolution (N.B. 996-47)."

451-47-BZ

APPLICANT—Charles M. Spindler, for Joseph Manfredonio, owner.

SUBJECT—Application for consideration — reopening — amendment and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the change of occupancy from hand laundry and accessory department for dry cleaning to wet wash laundry and dry cleaning.

PREMISES AFFECTED—944-946 (944 displayed) 40th street, south side, 46 ft. 1 in. west of New Utrecht avenue (Block 5586, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (451-47-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a business use district, the change of occupancy from hand laundry and accessory department for dry cleaning to wet wash laundry and dry cleaning, affecting premises 944 to 946 40th street (942-944 displayed), south side, 46 ft. 1 in. west of New Utrecht avenue (Block 5586, Lot 25), Borough of Brooklyn, was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 15, 1947 by eliminating the clause reading, "that dry cleaning shall be done for retail trade only," and in so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

(Remaining minutes will be printed in the Bulletin of July 27, 1948).

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

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PETITION FOR

CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 21, 1948, copy of petition and order of certiorari was served on the board by Alex L. Sarett, attorney for David Jacobson, owner, and Sterling Box & Lumber Co., Inc., lessee of premises, in re decision by the Board on June 15, 1948, revoking certificate of occupancy, on request and appeal by Boro. Supt. Benjamin Saltzman of the Department of Housing and Buildings; Cal. No. 227-48-A; premises 465 Sterling Place, N.S., 78 ft. 3 in. east of Washington Avenue, Borough of Brooklyn.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

BZ, 481-48-BZ, 536-48-BZ, 584-48-BZ, 589-48-BZ, 460-32-BZ, 131-47-A, 205-48-A, 264-48-A, 313-48-A, 322-48-A, 431-48-A, 506-48-A, 513-48-A, 627-48-A, 268-48-A, 1077-47-A, 628-48-A, 168-48-SA, 491-31-SA, 20-38-SM, 169-38-SM, 1047-41-SA, 33-44-SM, 289-46-SM, 807-46-SM, 201-47-SA, 304-47-SA, 500-47-SM, 791-47-SM, 878-47-SA, 957-47-SM, 968-47-SA, 22-48-SM, 50-48-SM, 57-48-SA, 76-48-SA, 117-48-SM, 211-48-SM, 330-48-SM, 366-48-SM, 397-48-SM, 401-48-SM, 412-48-SA, 417-48-SM, 436-48-SA, 480-48-SM, 501-48-SA and 561-48-SA.

Minutes of Regular Meeting, Tuesday Afternoon, July 20, 1948. Affecting Calendar Numbers 798-46-A, 424-48-A, 452-48-A, 490-48-A, 492-48-A, 494-48-A, 503-48-A, 504-48-A, 511-48-A, 518-48-A, 519-48-A, 556-48-A, 566-48-A, 568-48-A, 576-48-A, 583-48-A, 334-48-A, 370-48-A, 411-48-A, 456-48-A, 509-48-A, 515-48-A, 521-48-A, 526-48-A, 563-48-A, 603-48-A, 621-47-A, 497-23-BZ, 470-40-BZ, 365-46-BZ, 461-46-BZ, 423-47-BZ, 38-46-BZ, 556-47-BZ, 615-47-BZ, 518-46-BZ, 437-38-SM, 447-37-SA, 594-47-SM and 991-47-SA.

Appeals as to Multiple Dwellings.

CALENDAR

DOCKET

New Cases Filed up to July 20, 1948.

Cal. No. Dept. Premises Affected.

684-48-SM—Ace Cinder Block (concrete building block), manufactured by Ace Cinder Block Co., Material.

685-48-A—H.B.M.—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan, Misc. F.P. 1702-48.

686-48-A—F.D.—21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Archer street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens, Decision re 12432-LC.

687-48-A—F.D.—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens, Decision re 12433-LC.

688-48-A—F.D.—565-573 Johnson avenue, northwest corner of Gardner avenue (Block 2988, Lots 20 and 37), Borough of Brooklyn, Decision.

689-48-A—F.D.—4814-4824 2nd avenue, northwest corner of 49th street (Bush building 3); (Block 771, Lot 1), Borough of Brooklyn, Decision.

690-48-SA—National Aer-O-Foam Proportioners, Models E-60-N, S-60-N, F60N, T60N, O30N and O15N (foam solution for extinguishing flammable liquid fires), Appliance.

691-48-A—F.D.—re use of combustible mixture known as "Fendix" (protective coating for automobiles by means of spraying process), in New York City, Decision.

692-48-A—F.D.—1240 5th avenue, east side, from East 105th to East 106th streets, 3-21 East 105th street and 2-20 East 106th street (2nd to 9th floors, inclusive); (Block 1611, Lot 66), Borough of Manhattan, 58132-LC and Decision.

693-48-BZ—H.B.Q.—139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens, N.B. 3116-48.

694-48-BZ—H.B.Q.—82-23 Queens boulevard, north side, 192.63 ft. east of 51st avenue and 82-36 to 82-46 51st avenue (Block 1542, Lot 11), Elmhurst, Borough of Queens, N.B. 2907-48.

695-48-A—H.B.Q.—82-23 Queens boulevard, north side, 192.63 ft. east of 51st avenue and 82-36 to 82-46 51st avenue (Block 1542, Lot 11), Elmhurst, Borough of Queens, N.B. 2907-48.

696-48-BZ—H.B.Q.—75-01 to 75-19 Northern boulevard, 32-61 to 32-69 75th street, northeast corner and 32-62 to 32-70 76th street (Block 1171, Lot 36), Jackson Heights, Borough of Queens, N.B. 2075-48.

697-48-A—H.B.Q.—75-01 to 75-19 Northern boulevard, 32-61 to 32-69 75th street, northeast corner and 32-62 to 32-70 76th street (Block 1171, Lot 36), Jackson Heights, Borough of Queens, N.B. 2075-48.

698-48-BZ—H.B.Q.—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens, N.B. 2360-48.

699-48-A—H.B.Q.—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens, N.B. 2360-48.

700-48-BZ—H.B.B.—1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn, Amendment to Alt. 1297-46.

701-48-SM—Shurebond Hanger Inserts (for ceilings, etc.), manufactured by The Goldsmith Metal Lath Co., Material.

702-48-A—F.D.—29-02 to 29-06 Lewmay road and 147-163 Beach 29th street (Block 300, Lot 29), Far Rockaway, Borough of Queens, 17710-F, 17711-F and Decision.

703-48-SM—Miracle Surface Anchors (for walls, ceilings, etc.), manufactured by Devices, Inc., Material.

704-48-A—F.D.—41-28 and 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens, Decision re 12761-C.

705-48-SM—Utica Cast Stone Steps, manufactured by Utica Cast Stone Co., Inc., Material.

706-48-BZ—153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens, N.B. 6543-47.

Restored to Docket

447-37-SA—Bomar Fill Pipe Terminal, manufactured by Robert D. Marx, Material.

991-47-SA—Dravo Counterflo Unit Heater, Models 40-HO, 40-LO, 50-HO, 50-LO, 75-HO, 75-LO, 100-HO, 100-LO, 125-HO, 125-LO, 150-HO, 150-LO, 175-HO, 175-LO, 200-HO and 200-LO, Appliance.

594-47-SM—Yonkers Concrete Products, Inc., Concrete and Cinder Blocks, manufactured by Yonkers Concrete Products, Inc., Material.

38-46-BZ—H.B.Bx.—1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx, N.B. 1-46.

518-46-BZ—H.B.M.—13 East 55th street, north side, 16 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan, Alt. 2492-47.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

RULES

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Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 27, 1948 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 27, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

570-37-BZ—Application of Herman Kron, applicant, on behalf of New York Post Graduate School and Hospital, owner (Louis Banks, lessee), reopened November 25, 1947, under section 7h of the zoning resolution, to permit in a residence use district the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn); premises 328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

1202-21-BZ—Application of Ludwig P. Bono, applicant, on behalf of Automotive Craftsmen, Inc., owner, reopened April 20, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet; premises 2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

132-48-BZ—Application, February 11, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guiseppe L. Carulli, owner, to permit in a residence use district the change in occupancy from private stable to store on first floor and two families on second floor; premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

275-48-BZ—Application, March 29, 1948, under sections 7h and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pauline Hanisch, owner, to permit in a business use district the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced; premises 1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

297-48-BZ—Application, March 31, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Samuel Cohen, owner, to permit in a business use, C area district the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys); premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

322-48-A—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

416-48-BZ—Application, May 6, 1948, under sections 7f, 7i and 7a of the zoning resolution, of William Farrell, applicant, on behalf of Carmela D'Agostino, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district; premises 2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

CALENDAR

1022-47-BZ—Application, November 24, 1947, under sections 7e and 21 of the zoning resolution, of Julius S. Rapson, applicant, on behalf of Millie Cardillo, owner, to permit in a residence and local retail use district the storage of building materials; premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

130-47-BZ—Application, February 6, 1948, under sections 7c, 7i and 7f of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nathan Williams, owner, to permit in a residence and business use district the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

131-47-A—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

180-48-BZ—Application, March 3, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marion Fogarazzo, owner, to permit in a residence and unrestricted use district the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor to motor vehicle repair shop, body and fender work, welding and painting, and spraying and to permit the parking in open area of lot of more than five motor vehicles waiting to be serviced; premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

255-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Charles A. Wilson, applicant, on behalf of Frank and Catherine Attenese, owners, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop; premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

463-48-BZ—Application, May 18, 1948, under sections 21 and 7c of the zoning resolution, of Charles C. Weinstein, applicant, on behalf of Sam Minskoff, owner, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49,) Rego Park, Borough of Queens.

499-48-BZ—Application, May 20, 1948, under sections 7c, 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Utility Laundry Service, Inc., owner, to permit in a residence and business use district the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning; premises 2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

835-47-BZ—Application of Burke, Morrison and Green, for E. Koeppel, Inc., owner, reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application, previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn); premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

398-45-BZ—Application of Charles M. Spindler, applicant, on behalf of Stanley Kilburn, owner, reopened June 8, 1948, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted; premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

312-48-BZ—Application, March 22, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Cornell Furniture Co., owner, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

313-48-A—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

473-48-BZ—Application, May 20, 1948, under section 21 of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee), to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted; premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

529-48-BZ—Application, June 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of Jacob W. Sherman, applicant, on behalf of Leon Emmerman, owner, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted; premises 86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

627-48-A—35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan.

521-48-A—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

563-48-A—178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14), Borough of Brooklyn.

CALENDAR

- 334-48-A**—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.
- 526-48-A**—444 Coney Island avenue, west side 103 ft. 5 $\frac{5}{8}$ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.
- 370-48-A**—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.
- 411-48-A**—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.
- 456-48-A**—82-106 Pacific street and 328-346 Henry street, southwest corner (1st floor); (Block 290, Lot 13), Borough of Brooklyn.
- 603-48-A**—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.
- 392-48-A**—10-43 48th avenue, north side, 159 ft. west of 11th street, (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.
- 534-48-A**—401-435 East 34th street and 34-37 Marginal street, northwest corner, and 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots 1-4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan.
- 541-48-A**—46-04 31st avenue, southeast corner of 46th street (Block 725, Lot 25), Long Island City, Borough of Queens.
- 573-48-A**—21-33 North 11th street and west side of Kent avenue, from North 11th to North 12th streets (Block 2287, Lot 1), Borough of Brooklyn.
- 453-48-A**—631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, entire block (basement and 1st floor); (Block 5255, Lot 1), Borough of Brooklyn.
- 533-48-A**—223 West 42nd street and 1671-1677 Broadway, northwest corner (Block 1024, Lot 21), Borough of Manhattan.
- 558-48-A**—346-348 Cumberland street, west side, 52 ft. south of Fulton street (1st floor); (Block 2005, Lot 53), Borough of Brooklyn.
- 617-48-A**—144 Beach 64th street, east side, 226 ft. south of Larkin street (Block 356, Lot 30), Arverne, Borough of Queens.
- 555-48-A**—3825 Corlear avenue, southwest corner of West 240th street and southeast corner of Tibbett avenue (Block 3414B, Lots 40, 48, 50, 55, 59, 65, 69, 73 and 74), Borough of The Bronx.
- 514-48-A**—3-5 East 53rd street, north side, 125 ft. east of 5th avenue (1st floor and roof extension); (Block 1289, Lot 6), Borough of Manhattan.
- 585-48-A**—92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan.
- 586-48-A**—28-30 West 4th street, southeast corner of Greene street (Block 535, Lot 24), Borough of Manhattan.
- 590-48-A**—1946-1952 Flatbush avenue (1958 displayed), southwest corner of Kings Highway (Block 7817, Lot 37), Borough of Brooklyn.
- 599-48-A**—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.
- 606-48-A**—27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3555), Borough of Brooklyn.
- 607-48-A**—50-14 to 50-18 186th street, west side, 31.02 ft. and 71.02 ft. south of Peck avenue, 185-18 to 186-04 Peck avenue, southeast and southwest corners of 186th street and 50-25 to 50-29 186th street, east side, 102.39 ft. to 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40, 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens.
- 608-48-A**—2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx.
- 609-48-A**—65-02 to 65-42 79th street, southwest corner of Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens.
- 614-48-A**—2150 East 27th street, west side, 31 ft. 4 $\frac{3}{4}$ in. south of Gravesend Neck road (2nd floor); (Block 7359, Lot 32), Borough of Brooklyn.
- 615-48-A**—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan.
- 616-48-A**—9526-9530 Ditmas avenue, southwest corner of East 96th street (Block 8121, Lots 48 and 49), Borough of Brooklyn.
- 618-48-A**—328-338 Wythe avenue, southwest corner of South 1st street (4th floor and yard); (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn.
- 629-48-A**—920 East 149th street, south side, 250 ft. east of Bruckner boulevard (Block 2599, Lot 100), Borough of The Bronx.
- 639-48-A**—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.
- 613-48-A**—Re Manufacture, storage and sale of inflammable mixture known as "Polyco" (bubble solution) in New York City.
- 626-48-A**—3121-3127 Kings Highway and 1374-1378 East 32nd street, northwest corner (basement and 1st floor); (Block 7667, Lot 75), Borough of Brooklyn.
- 640-48-A**—220-222 East 125th street, south side, 230 ft. east of 3rd avenue (Block 1789, Lot 39), Borough of Manhattan.
- 645-48-A**—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.
- 574-48-A**—Foot of Kingsland avenue, 550 ft. north of Greenpoint avenue (Block 2517, Lot 27), Borough of Brooklyn.
- 664-48-A**—69-20 to 69-24 Rockaway Beach boulevard and 208 Beach 70th street, northeast corner (Block 534, Lot 66), Arverne, Borough of Queens.
- 661-48-A**—130-16 176th street, south side, 140 ft. east of 130th avenue (Block 12529, Lot 72), Glendale, Borough of Queens.
- 671-48-A**—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

CALENDAR

662-48-A—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens.

663-48-A—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens.

641-48-A—7828-7844 Parsons boulevard, southwest corner of 78th road (Block 6815, Lot 1), Flushing, Borough of Queens.

644-48-A—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

683-48-A—225-227 East 53rd street, north side, 260 ft. east of 3rd avenue (Block 1327, Lot 11), Borough of Manhattan.

656-48-A—9 Great Jones street, south side, 26 ft. 2 in. west of Lafayette street (Block 530, Lot 12), Borough of Manhattan.

423-48-A—311-315 93rd street, north side 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

176-48-A—171-173 Greene street, west side, 140 ft. south of Bleecker street (1st floor); (Block 524, Lot 54), Borough of Manhattan.

665-48-A—415 and 419 Beach 133rd street, west side, 140 ft. and 170 ft. north of Newport avenue (basement); (Block 684, Lots 34 and 35), Belle Harbor, Borough of Queens.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

72-45-A—94-100 Varick street and 68 Watt street, northeast corner (Block 477, Lot 35), Borough of Manhattan (reopened July 13, 1948).

675-48-A—2143-2161 Flatbush avenue, east side, 75 ft. north of East 46th street (Block 7890, Lot 43), Borough of Brooklyn.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

688-48-A—565-573 Johnson avenue, northwest corner of Gardner avenue (Block 2988, Lots 20 and 37), Borough of Brooklyn.

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

722-47-A—2-01 50th avenue (4th street), northeast corner of 2nd street (Block 17, Lot 28), Long Island City, Borough of Queens.

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 3-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

625-48-A—2120 Caton avenue, south side, 103 ft. 3½ in. west of Flatbush avenue (cellar); (Block 5082, Lot 7), Borough of Brooklyn.

702-48-A—29-02 to 29-06 Lewmay road and 147-163 Beach 29th street, northwest corner (Block 300, Lot 29), Far Rockaway, Borough of Queens.

1006-47-A—East side of Blair avenue, 167 ft. south of Shore Drive (Block 5516, Lot 101), Borough of The Bronx (reopened May 25, 1948).

708-48-A—210 East 51st street, south side, 125 ft. east of 3rd avenue (2nd floor); (Block 1322, Lot 45), Borough of Manhattan.

709-48-A—25 East 69th street, north side, 128 ft. east of Madison avenue (Block 1384, Lot 26), Borough of Manhattan.

711-48-A—74-05 Grand avenue, northeast corner of 74th street (Block 2492, part of Lot 80), Maspeth, Borough of Queens.

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

209-48-A—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

1081-47-A—27 Starr street, north side, 250 ft. west of Wilson avenue (ground floor); (Block 3185, Lot 42), Borough of Brooklyn.

651-47-A—3012-3016 Stillwell avenue, west side, 70 ft. 10 in. south of Surf avenue (Block 7074, part of Lot 348), Borough of Brooklyn (reopened June 29, 1948).

168-48-SA—Ross Industrial Oven, Gas Fired.

483-48-SA—Reliable Viscolator.

684-48-SM—Ace Cinder Block.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 14, 1948*, at 10 o'clock in Room 1613, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occu-

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pancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

418-38-A—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn (reopened January 13, 1948).

705-47-A—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn (reopened March 30, 1948).

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard

(Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

47-26-S—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan (reopened February 25, 1948).

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangan, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

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32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 28, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the

installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 5, 1948 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 5, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Regular Meeting of July 13, 1948).

84-48-BZ

APPLICANT—Lama and Proskauer, for Samuel L. and Clara Benjamin, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (84-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and

sales, affecting premises 38 to 48 Pennsylvania avenue and 2636-2640 Fulton street, southwest corner (Block 3669, Lot 20), Borough of Brooklyn, was granted by the Board on May 18, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 18, 1948 by adding thereto:

"that in lieu of the curb cut hereinbefore provided for to Fulton street, there may be two curb cuts to Fulton street, each not exceeding 15 ft. in width and located and arranged as indicated on revised plan marked "Received June 30, 1948."

694-41-BZ

APPLICANT—Jack Z. Cohen, for Abraham Polner, owner.

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles in connection with a legally established gasoline service station.

PREMISES AFFECTED—1092-1102 Rogers avenue, and 2613-2623 Clarendon road, northwest corner (Block 5170, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

812-41-BZ

APPLICANT—Kitzler and Nurick, for C. J. Neumann Realty Corp., owner, (Ace Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush avenue, southwest corner of Avenue L (Block 7815, Lots 32 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure as to extension of use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

532-44-BZ

APPLICANT—Lama and Proskauer, for Roslyn Frey, owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a residence use district, the maintenance of a building occupied as restaurant, bowling alleys, poolroom and bar.

PREMISES AFFECTED—42-44 Brighton street, west side, 464 ft. south of Amboy road (Block 7900, Lot 37), Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Roslyn J. Frey.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure, waiving all requirements except new decision of the borough superintendent and usual notice to property owners by registered mail.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) previously denied under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure to consider a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

449-40-SA

APPLICANT—Reznor Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Reznor Gas Heater and Carrier Heater (various Models); previously approved.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

824-47-SA

APPLICANT—General Motors Corp., Frigidaire Division, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Frigidaire Automatic Washer, Model WJ-60A, (previously approved).

APPEARANCES—

For Applicant: Ralph A. Peters.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

191-44-SA

APPLICANT—American Gas Furnace Co., owner.

SUBJECT—American Gas Furnace Co., Forge Furnace (heavy duty forges), approval of.

APPEARANCES—

For Applicant: Frederick C. Schaefer.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

110-47-SM

APPLICANT—Ace Cinder Block Co., owner (original owner—Victor Mishkin).

SUBJECT—Victor Concrete Products Co., Concrete Building Blocks, approval of.

APPEARANCES—

For Applicant: Frank C. Spinner.

ACTION OF BOARD—Application withdrawn as the concern has sold the premises to the Ace Cinder Block Co., who will file a new application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

810-41-SM

APPLICANT—Rock Products Company, owner; Abbey Insulation Company, agent.

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SUBJECT—Insulroc Rock Wool Insulating Material, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (810-41-SM)

WHEREAS, Rock Products Company, owner, filed on September 19, 1941, an application for approval of their material known as Insulrock, (Rock Wool Insulating Material); and

WHEREAS, the applicant failed to complete this case, although duly notified to do so.

Resolved, that this application be and it hereby is dismissed for lack of prosecution.

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, JULY 20, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 29, 1948, were approved as printed in the Bulletin of July 6, 1948, Vol. 33, No. 27.

ZONING APPLICATIONS

1202-21-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board) and two five, one car garages to a motor vehicle repair shop and spraying room and closet—reopened April 20, 1948.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10). Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

570-37-BZ

APPLICANT—Herman Kron, for New York Post Graduate Medical School and Hospital, owner (Louis Banks, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn—reopened November 25, 1947).

PREMISES AFFECTED—328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

398-45-BZ

APPLICANT—Charles M. Spindler, for Stanley Kilburn, owner.

SUBJECT—Application reopened June 8, 1948—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted.

PREMISES AFFECTED—209-01 to 209-19 Northern boulevard, north side, from 209th street to Corporal Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corporal Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for inspection by a committee of the Board and for decision.

130-47-BZ

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stores and public garage, to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

835-47-BZ

APPLICANT—Burke, Morrison and Green, for E. Koepel, Inc., owner.

SUBJECT—Application reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn).

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PREMISES AFFECTED—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Frank Parker and E. Koepfel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for applicant to file revised plans.

1022-47-BZ

APPLICANT—Julius S. Rapson, for Millie Cardillo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use district, the storage of building materials.

PREMISES AFFECTED—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

132-48-BZ

APPLICANT—Lama and Proskauer, for Guiseppe L. Carulli, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from private stable to store on first floor and two families on second floor.

PREMISES AFFECTED—393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

180-48-BZ

APPLICANT—Lama and Proskauer, for Marion Fogarazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy of building in rear of lot from three horse stable first floor, hay loft second floor, to motor vehicle repair shop, body and fender work, welding, painting and spraying and to permit the parking, in open lot, of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

201-48-BZ

APPLICANT—Joseph F. Kern, for Forsyth Monument Works, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones, by the installation of a new traveling crane.

PREMISES AFFECTED—170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Rosen, Joseph F. Kern and Max Goldfinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 A. M. for inspection by a committee of the Board and for applicant to file revised plans covering both lots and new application signed by owner of both plots.

204-48-BZ

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board for inspection.

254-48-BZ

APPLICANT—Wilson and Mangan, for Melville Springsteen, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in business use district, the erection and maintenance of a gasoline service station, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles A. Wilson.

For Opposition: Harry Green and Anthony F. Zinna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A. M. for inspection by a committee of the Board and for decision without further argument.

MINUTES

255-48-BZ

APPLICANT—Charles A. Wilson, for Frank and Catherine Attenese, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop.

PREMISES AFFECTED—2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

263-48-BZ

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles, to factory for the manufacturing of refrigerators.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1948 at 10 A. M. at request of the applicant.

275-48-BZ

APPLICANT—Lama and Proskauer, for Pauline Hanisch, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motors vehicles waiting to be serviced.

PREMISES AFFECTED—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

297-48-BZ

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys).

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

312-48-BZ

APPLICANT—Lama and Proskauer, for Cornell Furniture Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and J. Lombardi.

For Opposition: Charles Rose, Vincenzo Scoggerilla and Lena Zucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for decision by the Board without further argument; applicant to file revised plans.

416-48-BZ

APPLICANT—William Farrell, for Carmela D'Agostino, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, automobile show room and motor vehicle repair shop, with entrances and show window more than permitted distance from intersection to residence use district.

PREMISES AFFECTED—2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

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463-48-BZ

APPLICANT—Charles C. Weinstein, for Sam Minskoff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted.

PREMISES AFFECTED—98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Opposition: Mrs. Kenn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for inspection and decision without further argument.

473-48-BZ

APPLICANT—Reginald S. Hardy, for Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted.

PREMISES AFFECTED—219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. J. Haberle.

For Opposition: Anna Parker, Florence Kantor and E. Lonardo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for decision by the Board without further argument; applicant to file revised plans.

499-48-BZ

APPLICANT—Paul Friedman, for Utility Laundry Service, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles, and dry cleaning.

PREMISES AFFECTED—2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

505-48-BZ

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo and Matilda Carozza.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A. M. for inspection and decision, without further argument.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Joseph P. Smyth, Jr. and L. L. Hancock.

For Opposition: E. Santomenna, August Scharle and Eugene D. L. Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, Roy Eckstrom, Dep't of Parks and C. McKeever, Borough President's office.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A. M. for inspection and decision, without further argument.

529-48-BZ

APPLICANT—Jacob W. Sherman, for Leon Emmerman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman and Leon Emmerman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for inspection and decision, without further argument.

411-47-BZ

APPLICANT—Reginald S. Hardy, for Mack A. Beathan, owner.

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SUBJECT—Application reopened June 8, 1948, re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, for a temporary term of five years, permitting in a residence use district, the erection of a business building to be used as an office.

PREMISES AFFECTED—214-02 Hillside avenue and 88-01 to 88-07 214th street, southeast corner (Block 10672, Lot 2), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1074-47-BZ

APPLICANT—Lama and Proskauer, for Louis W. Alpher, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles with a proposed office, for a term of years.

PREMISES AFFECTED—260-266 68th street, south side, 157 ft. 8½ in. west of 3rd avenue (Block 5862, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn with prejudice. The premises and surrounding area were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

89-48-BZ

APPLICANT—Charles M. Spindler, for Hale Cleaners & Dyers, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant.

PREMISES AFFECTED—3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Abe Wagner.

For Opposition: Sidney I. Laitman and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed as being improperly before the Board.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1112-22-BZ

APPLICANT—Harry M. Prince, for West 25th Street Garage, Inc., owner (Shamrock Motors, Inc., lessee).

SUBJECT—Application reopened June 22, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board), to garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—2169-2175 Amsterdam avenue and 463-471 West 167th street, northeast corner (Block 2112, Lots 1-5), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1112-22-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles, affecting premises 2169-2175 Amsterdam avenue, Borough of Manhattan, was granted by the Board on October 17, 1922, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7i of the zoning resolution to permit in a business use district, the change in occupancy from garage for more than five motor vehicles to garage for more than five motor vehicles and motor vehicle repair shop, affecting premises 2169 to 2175 Amsterdam avenue, and 463 to 471 West 167th street, northeast corner (Block 2112, Lot 1, 5), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on June 22, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 167th street, Amsterdam avenue and the site are in a business use B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 21, 1948 on Alt. Applic. 849-48, reads:

"1. Present use as a garage for more than 5 cars for this structure was granted under Cal. 1112-BZ-1922 B.S. & A. Proposed use as an auto repair shop to be included in present use on 2nd floor is contrary to Resolution Cal. #1112-BZ-1922 and Section 4 (a) 29 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 119 ft. 4⅝ in. frontage by 151 ft. 2½ in. in depth, irregular, on which is located a building covering the entire plot, two stories, 31 ft. 3 in. in height, of Class 2 construction; that it is proposed to lease the second floor, retaining the first floor and cellar for garage purposes, to the Shamrock Motors, Inc., who have for a great many years conducted a franchise contract for the sale of motor passenger cars at 170th Street and Broadway; and

WHEREAS, the applicant contends that the proposed use of the second floor for motor vehicle repairing will consist of servicing of cars sold by and taken in trade by the tenant who is in the business of retail sales of motor vehicles, having a showroom located in the immediate neighborhood as a franchised dealer.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 17, 1922 by adding thereto:

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" . . . that in the event the owner desires to lease the second floor as a service station for the Shamrock Motors, Inc., now having its place of business at 170th Street and Broadway, such use may be permitted including minor repairing by hand tools only except that motor driven tools using not over ½ h.p. each may be permitted, *on condition* that only motor vehicles dealt in by the agency shall be so serviced; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution; that in all other respects the resolution adopted by the Board October 17, 1922 shall be complied with."

1437-23-BZ

APPLICANT—Harold L. Young, for Adjo Garage, Inc., owner.

SUBJECT—Application reopened May 20, 1947—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold L. Young.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1437-23-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business use district the erection and maintenance of a garage for more than five motor vehicles, affecting premises 235-249 West 154th street, Borough of Manhattan, was granted by the Board on January 8, 1924, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 7, 1924 and December 23, 1924; and

WHEREAS, an application requesting modification and rearrangement of structural layout and design was granted by the Board on April 28, 1925, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a business use district, openings in existing wall along Macombs place in existing garage, stores and gasoline service station, affecting premises 235-249 West 154th street and 101-107 Macombs place, northwest corner (Block 2040, Lot 23), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on May 20, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Macombs place is in residence and business use, B and D area, Class 1½ height districts; West 154th street and site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1947, re Amend. to Alt. Applic. 1803-46, reads:

"8. Openings in wall along Macombs place are not permitted without approval of the Bd. of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot 115 ft. 2¼ in. front by 261 ft. 10½ in. in depth, irregular, on which is located a building covering entire lot, one story and basement, 25 ft. in height, of Class 1 construction, presently used as a public garage, auto service, gasoline station and stores; that it is proposed to cut a 3 ft. 6 in. opening in the present unpierced walls in cellar and first story facing Macombs place and install 1½ and 2 hour fireproof self-closing doors with iron stairs leading up to different floor levels; that it is also proposed to enclose the stairs in cellar of Macombs Place building with fire-resisting walls and fireproof, self-closing door; and

WHEREAS, the applicant contends that the granting of this appeal will not injure any of the adjoining properties or the owners in the neighborhood as the present building will not be increased in height, width or depth or the occupancy changed, as all work will be done inside the premises.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 8, 1924 as amended April 28, 1925, by adding thereto:

" . . . that in the event the garage is not constructed through to Macombs place and the balance of the plot is occupied by a one story building for stores and offices, a doorway not exceeding 3 ft. in width may be constructed in the easterly wall of the garage as proposed and as shown both on the cellar floor and on the first floor, as passed upon by the borough superintendent under Alt. 1803-46, Objection 8, and as shown on plans marked 'Received April 29, 1948,' two sheets, and 'May 28, 1948,' one sheet, filed with this application for amendment of the resolution, *on condition* that such opening shall be protected with fire doors as required by the building code for openings in fire walls; that in all other respects the amended resolution adopted by the Board on April 28, 1925 shall be complied with."

921-26-BZ

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop (reopened March 23, 1948).

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (921-26-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 1032 East 180th street, Borough of The Bronx, was granted by the Board on March 15, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were ap-

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proved by the Board on October 18, 1927 as being in substantial compliance with the resolution of March 15, 1927; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7i and 21 of the zoning resolution, to permit in business and unrestricted use districts, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop, affecting premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Boston road is in a business use A and B area Class 1½ height district; East 180th street is in a business use A area Class 1½ and 1¼ height district; the site is in business and unrestricted use A area Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated February 25, 1948 on Alt. Applic. 83-48, reads:

"1. Proposed Motor Vehicle Repair Shop in a Partly Business and Partly Unrestricted District is contrary to Article II, Section 4-a, Subdivision 29 of the Zoning Resolution.

2. Proposed Motor Vehicle Repair Shop is contrary to Calendar No. 921-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 92.39 ft. frontage by 158.58 ft. in depth (irregular) on which is located a building covering the entire lot, one and two stories, 26 ft. in height, of Class 3 construction, presently used as a garage for more than five motor vehicles, stores and by a motor vehicle repair shop in southerly store; that it is proposed to permit the use of store for motor vehicle repair shop which has been existing since 1929; and

WHEREAS, the applicant contends that the building in question is a combination storage garage for more than 5 motor vehicles and stores; that due to the class of buildings and the occupancies on both sides of Boston road the southerly store remained vacant for some time and then rented to the present occupant for motor vehicle repairing in 1929; that this store was so occupied without a violation issued by the Department of Housing and Buildings until December 19, 1947 and by the Fire Department in September 1947; that during the 20 years that elapsed the lessee provided the place with all such equipment to properly serve his line of work and thus it would be a hardship on the tenant if he should not obtain a permit; that this location suffers from several disadvantages such as the elevated railroad which darkens this area, a gasoline service station on the same side with the site and a motor vehicle sales store and a bottling works on the opposite side of the street; that no conforming trade or business could survive in this store; and

WHEREAS, the resolution adopted by the Board in 1927 precluded such use along Boston road; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which reported that the applicant has stated he has been in the premises for nineteen years doing the type of work he is now doing and for which no permit has been issued; that the Fire Department has issued licenses for storage of acetylene gas and oxygen, and recommends that the application be granted for a term of two years; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 15, 1927, by adding thereto:

" . . . that the store facing Boston Post Road, as indicated on plans filed with this application, marked 'Received March 3, 1948' and passed upon by the borough superintendent under Alt. Applic. 83/48, objections 1 and 2, may be occupied as proposed for motor vehicles repair shop for work with hand tools only for a term of two (2) years from the date of this amended resolution, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the requirements of the resolution as adopted by the Board March 15, 1927 shall be complied with in all other respects; that such portable fire-fighting appliances shall be maintained in such shop as the fire commissioner shall direct."

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor motor vehicles (previously granted by the Board) to garage for more than five motor vehicles and motor vehicle repair shop; (reopened March 23, 1948).

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and H. Schaus.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (347-27-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit, in residence and business use districts, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises northeast corner of Jerome avenue and East 177th street, Borough of The Bronx, was granted by the Board on July 12, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board, on October 18, 1927, as being in substantial compliance with the resolution of July 12, 1927; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7b, 7c and 7i of the zoning resolution, to permit in residence and business use districts the change in occupancy of existing storage garage to storage garage for more than five motor vehicles and motor vehicle repair shop, affecting premises 1900 Jerome avenue and 1 East 177th street, northeast corner, (Block 2853, Lot 1), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to June 22, 1948 for applicant to file revised plans, then laid over to July 7, 1948 for inspection by a committee of the Board and for the applicant to file revised plans, and again laid over to July 20, 1948, for inspection; and

WHEREAS, the district maps accompanying the zoning

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resolution show that Jerome avenue is in a business use B area Class 1¼ height district; East 177th street and the site are in residence and business use B area Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated January 26, 1948 on amendment to Alt. Applic. 1044-47, reads:

"1. Proposed use of storage garage for more than 5 motor vehicles and motor vehicle repair shop, on 1st and 2nd floors of a Class 3 building, located in a Business and Residence District, is contrary to Article II, Section 3, and Article II, Section 4-a, subdivisions 15 and 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.33 ft. frontage by 135.5 ft. in depth, on which is located a building covering the entire lot, two stories, 23 ft. 2 in. in height, of Class 3 construction, presently used as a public garage for more than five motor vehicles; that it is proposed to add a motor vehicle repair shop to the existing public garage use; and

WHEREAS, the applicant contends that with the intensive garage development along Jerome avenue the garage in question is not too well occupied and, to break even financially, it is proposed to use some of the unoccupied space for repairing of motor vehicles; that from 177th street to East Tremont avenue along the west side of Jerome avenue there are six garages comprising the entire frontage between these two streets; that on the east side of Jerome avenue from 177th street to East Tremont avenue on the same block with the garage in question there are four garages in addition to this owner's; that with this concentration of automobiles there is the potential of a considerable repair business to be obtained and a source of revenue that is badly needed to cover taxation and general carrying charges for this building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found no repairing has been carried on in the premises and recommended that the application be denied; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7b, 7c and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

181-38-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Frances Smith, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the alteration to existing garage into two buildings, by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop (reopened May 18, 1948).

PREMISES AFFECTED—410 City Island avenue, east side, 100.41 ft. north of Ditmars street (Block 5645, Lot 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (181-38-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district, the altera-

tion and conversion of occupancy of part of an existing garage for more than five motor vehicles and the inclusion of a gasoline service station, affecting premises 410 City Island avenue, northeast corner of Ditmars street (Block 5645, Lot 1), Borough of The Bronx, was granted by the Board on May 24, 1938, on certain conditions; and

WHEREAS, on July 9, 1946, time was extended for one year to obtain permits and complete the work; and

WHEREAS, on September 10, 1947 an attorney for a person claiming to be part owner requested rescindment of the Board's resolution in extending time to complete the work adopted July 9, 1946 on the ground that the person requesting the extension of time to complete was not the owner in fact of the entire building but only the southerly portion; and

WHEREAS, it was stated that all work was completed within the year from July 9, 1946; and

WHEREAS, on November 18, 1947, the Board deemed that in view of the completion of the work there was no basis to rescind the resolution of July 9, 1946 and denied the request to reopen and rescind the resolution of July 9, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the alteration to existing garage into two buildings by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop, affecting premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars street, (Block 5645, Lot 6), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on May 18, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 22, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Ditmars street is in residence and business use, C area, Class 1 height districts; City Island avenue and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1948, re Amendment to Alt. Applic. 253-48, reads:

"1. Proposed alteration to existing garage into two non-storage garages, offices, gasoline and oil selling stations, motor vehicle repair shop in north portion of existing building is contrary to Art. II, Sect. 4(a) 46 and 4(a) 29 of the Zoning Resolution. Also see Cal. No. 10-20-BZ; 229-20-BZ; 610-20-BZ; 180-28-BZ and 181-38-BZ.

2. Separate alteration application must be filed for adjacent building as new C. of O. is required for same."

and

WHEREAS, the applicant states that the premises consist of a plot 50.2 ft. front by 73.13 ft. in depth on which is located part of a garage that extends from Ditmars street to north building line, covering entire plot; that it is proposed to erect a new enclosure wall on south building line at lot and to convert the building to gasoline station and motor vehicle repair shop; that it is proposed to alter front portion of building by removing entire front wall and a portion of roof, construct a new front wall faced with enamel brick or tile 15 feet in from building line; and

WHEREAS, the applicant contends that on the premises under appeal is an existing 1,000 gallon gasoline tank and pump for which the owner has had a permit since 1919 (when there was a frame garage on the premises, prior to this Board's granting permission to erect a nonfireproof building); that the said garage faces on the main thoroughfare of City Island (City Island Avenue) and there is more of a demand for a gasoline service station than the storage of cars; that the owner respectfully requests permission to construct a modern gasoline service station using

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the existing gasoline storage equipment and a repair shop for minor motor vehicle repair work; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which noted that the repair shop was being maintained in operation in the portion of the building where it is proposed to place the motor vehicle repair shop and to extend the gasoline selling alcove; and

WHEREAS, the record indicates that a permit was issued by mistake by the Fire Department and applicant has since been notified to discontinue the repair shop as the permit has been revoked, having been illegally issued; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7f and 7i of the zoning resolution and that the applicant failed to establish a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

982-39-BZ

APPLICANT—Paul Friedman, for Chapmald Realty Corp., owner.

SUBJECT—Application reopened June 22, 1948—Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years (previously denied by the Board).

PREMISES AFFECTED—406-420 West 55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 141 and 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman and Max Siegel.

For Opposition: Abraham Mopper, Lester Ingram, Patrick J. McEntegart, Donald G. Keen and Sol Pinkert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (982-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a temporary period of not more than two years, affecting premises 406-420 West 55th street, south side, 100 ft. west of Ninth avenue (Block 1064, Lots 37 to 42, inclusive), Borough of Manhattan, was denied by the Board on November 21, 1939, and again denied, under section 7h of the zoning resolution, on March 23, 1943; and

WHEREAS, this application was again denied on February 13, 1946, after reconsideration under section 7h and 21 of the zoning resolution, based on new facts and a new decision of the borough superintendent; and

WHEREAS, a further application under sections 7h and 21 of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles, affecting premises 406-420 West 55th street, south side, 100 feet west of 9th avenue (Block 1064, Lots 37, 38, 38½, 40, 41, 42, 141), Borough of Manhattan, was denied by the Board on February 11, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles for a term of two (2) years, affecting premises 406 to 420 West

55th street, south side, 100 ft. west of 9th avenue (Block 1064, Lots 37, 39, 40, 41, 42 and 141), Borough of Manhattan; and

WHEREAS, this case was reopened by vote of the Board on June 22, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in a retail use, B area and Class 1½ height district; West 55th street is in retail and residence use, B area and Class 1½ height districts; and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1948, re Alt. Applic. 1954-45, reads:

"1. Repeat. Proposed use as a parking and storage lot for more than five motor vehicles in a residence use district, is contrary to Sec. 3 of zone resolution. Note—This application was denied by Board of Standards and Appeals under Cal. 982-39-BZ and should be referred to such Board for decision."

and

WHEREAS, the applicant states that the premises consist of a plot 154 ft. 2 in. front by 100.5 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant plot for parking and storage of more than five motor vehicles and to provide an office 10 ft. by 10 ft., 1 story in height; and

WHEREAS, the applicant contends that on the same street, space previously available as garage space was converted to factory and commercial space because of the acute shortage of factory and commercial space and because at the time of conversion, during the war, there were but few cars on the street and the need for off-street parking and storage facilities was substantially less than it is today; that the street parking regulations of the Police Commissioner in the area between 3rd and 9th avenues have become increasingly restrictive; that these restrictions are significant for two reasons; that they demonstrate the increasing need for off-street parking facilities; that they have the effect of increasing the need for off-street parking facilities immediately outside of the 3rd to 9th avenue area (the plot involved is just 100 ft. west of 9th avenue); that the granting of this application will not adversely affect the neighborhood which is substantially developed with industrial and commercial uses, although zoned for residence uses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* that the premises shall be leveled substantially to the grade of West 55th street and shall be surfaced with steam cinders, clean gravel or other suitable material properly rolled and treated with a binder; that on the interior and street building lines there shall be erected a substantial woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height except where walls of adjoining buildings already occur with no openings therein except two openings to West 55th street for entrance and exit with curb cuts opposite not exceeding 20 ft. in width as shown on plans filed with this application marked "Received June 10, 1948," two sheets; that proper aisles shall be maintained at all times for easy entrance and egress; that no more cars shall be parked on the plot than are permitted under the rules of the Commissioner of Licenses; that during the term of

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this variance the premises shall be occupied for no other use and no building shall be erected thereon except that there may be erected near the entrance a building as a shelter and office for the attendant provided such building does not exceed one story in height and 100 sq. ft. in area and complies with the requirements of the building code therefor; that bumpers shall be maintained against all fences and against walls of any adjacent buildings on the lot line for protection to same; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence not exceeding 15 sq. ft. in area and not extending beyond the building line and not illuminated, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that any lights for general illumination shall be on pipe standards not over 10 ft. in height and fitted with metallic reflectors so arranged as to reflect downwardly and toward the center of the plot and away from adjoining occupancies; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

407-40-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application reopened April 9, 1946—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building (previously approved by the Board) of existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—1927-1935 Flatbush avenue and 3845-3855 Kings highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Frank Oreckinto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (407-40-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting the premises within the business use district, to be occupied as a gasoline service station, for a term of ten (10) years and also the erection and maintenance of an accessory building, affecting premises 1927-1935 Flatbush avenue, northeast corner of Kings highway (Block 7819, Lot 20), Borough of Brooklyn, was granted by the Board on July 16, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time, and the term of variance extended on November 13, 1945; and

WHEREAS, on May 18, 1948, the Board granted a further extension of time in which to obtain permits and complete the work (Vol. I), and withdrawal of the application filed April 23, 1946 (Vol. II), as to use of the easterly portion of Lot 20 for the restaurant use as passed upon by the borough superintendent under N.B. Applic. 746-46; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, to permit in a business use district, the rearrangement of accessory building and of the existing gasoline service station, affecting premises 1927-1935 Flatbush avenue and 3845-3855 Kings highway, northeast corner (Block 7819, Lot 20), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on April 9, 1946, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

meeting, held July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Kings highway is in residence and business use, C area and Class 1 height districts; Flatbush avenue is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1948, re N.B. Applic. 75-40, reads:

"1. Proposed change from plan submitted to Bd. of S. & A. and dated July 19th, 1940, Exhibit A to be referred back to the Board for reconsideration of resolution Cal. 407-40-BZ, Bul. 30, V. 25."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100.42 ft. in depth, irregular, on which is located a one story metal building used as an office for gasoline service station; that there are four 550 gallon gasoline tanks and four dispensing pumps; that it is proposed to demolish the metal building and to erect a building 54.5 ft. front by 44 ft. in depth, irregular, one story, 17 ft. 2 in. in height of Class 3 construction to be used as a lubritorium, auto laundry and office; and

WHEREAS, the applicant contends that the proposed building is in accordance with plans filed and will be constructed of red face brick, unpainted, with sloping roof covered with natural slate; that it will have a tower over the office portion and dormers over the service bays; that lot line walls will be of face brick with W.I. pickets above together with planted areas as shown; that yard area will be paved with concrete and black top; that parkway type or the new "stubby" type dispensing pumps will be installed, set back a minimum distance of 10 ft. from the pump islands to any lot line; that depressed curbs will consist of two 25 ft. cuts plus splay on Flatbush avenue and one 30 ft. cut and one 25 ft. cut plus splays on Kings highway; that no curb cut is to be within 5 ft. of any lot line as prolonged; that signs will consist of two brand type "Esso" ovals as shown overhanging the lot lines not more than 4 ft. and to a flat sign attached to the facade of the building; that a segmental block of concrete 5 ft. 6 in. wide by 1 ft. high will be erected at the street intersection; that due to the irregular shape of the plot and the small interior line parallel to Flatbush avenue, i.e., 69.80 ft., the proposed rearrangement with the 3 service bays facing Flatbush avenue, instead of the original approval wherein one service bay was facing Flatbush avenue and two bays facing Kings highway is more practical and workable; that the cost of the new building is far in excess of the original approval, but in view of the tremendous capital outlay for the property it is felt that the new arrangement would make a better working unit.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 16, 1940, as amended through April 22, 1947, by adding thereto:

"... that in the event the owner desires to rearrange the proposed gasoline service station as proposed and as indicated on revised plans marked 'Received June 29, 1948,' 3 sheets, one sheet showing existing conditions marked 'Received July 16, 1948,' such plans may be substituted for the plans previously marked 'Received July 19, 1940' as recorded in the resolution adopted by the Board on July 16, 1940, on condition that in all other respects the resolution as adopted July 16, 1940, shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

312-47-BZ

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner (Frank W. Banfield, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction

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tion and extension of existing gasoline service station to include lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83 and 84 and Lot 85), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Louis B. Santangelo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (312-47-BZ)

WHEREAS, Samuel Rosenblum, for Abraham L. Dorgin, owner, (Frank W. Banfield, lessee), filed April 2, 1947 an application under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing gasoline service station to include lubritorium and motor vehicle repair shop, affecting premises 23-38 31st street and 29-19 23rd road, northeast corner (Block 842, Lots 85 and part of Lots 83 and 84), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin, and laid over to June 29, 1948, then to July 20, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 23rd road is in residence and business use, C area, Class 1 height districts; 31st street and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 3, 1947 on N.B. Applic. 7484-46, reads:

"1. Proposed use of premises for gasoline service station, lubritorium and repair shop for motor vehicles in a business use district is contrary to Art. II, sec. 4 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station, and on which are several buildings used as garage, lubritorium, shop and a one story frame dwelling; that it is proposed to remove one story brick building and to re-arrange the site; that the new building will be 100 ft. front by 60 ft. in depth, (irregular) one story, 18 ft. 6 in. in height, of Class 3 construction; that it is proposed to include 50 ft. by 100 ft. facing 31st street, making a total of 100 ft. by 100 ft. for proposed gasoline service station, lubritorium, and motor vehicle repair shop; and

WHEREAS, the applicant contends that it is desired to re-arrange the existing buildings used in connection with the gasoline station so as to have a more modern layout to meet the competition of existing gas stations in the neighborhood and to render better service to patrons; that the pumps now at the building line will be removed and not nearer than 10 ft. to the building line; that there is a great demand for lubrication and minor repairs, adjustments that come within the purview of repairs, but do not constitute a full fledged motor vehicle repair shop, such as adjustment of brakes, alignment and general items of that character; that it is not the intention to use any forge or anything that could be construed as heavy repairs; that the proposed re-arrangement will add to the orderly appearance of the neighborhood; that ultimately, it is intended to remove the one story dwelling at the rear as soon as the rent and housing conditions permit; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted that the repairing is being carried on illegally; and

WHEREAS, the Board suggested that the plans be completely revised as the arrangement is not desirable; and

WHEREAS, there appears to be no record of a lawful permit for motor vehicle repairing which is being carried on; and

WHEREAS, the variance granted by the Board for storage and parking of more than five motor vehicles under Cal. No. 523-38-BZ on the adjoining lot operated in conjunction with the gasoline station and reported to be under the same ownership has expired and no request for extension of the variance has been made; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

513-47-BZ

APPLICANT—Lama and Proskauer, for Yetta Muntner, owner (Fabrikid Glove Co., lessee).

SUBJECT—Application reopened June 22, 1948, for consideration as to amendment of resolution—Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue.

PREMISES AFFECTED—883-889 Park avenue, north side, 130 ft. 9½ in. west of Broadway (Block 1579, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (513-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the increase in manufacturing on each floor in excess of that permitted in the building facing Park avenue, affecting premises 883 to 889 Park avenue, north side, 130 ft. 9½ in. west of Broadway and 834 to 836 Broadway (Block 1579, part of Lot 26), Borough of Brooklyn, was granted by the Board on January 27, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on June 22, 1948, and set for hearing on July 20, 1948, at 10 a. m., and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948 after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1948, re Amend. to Alt. Applic. 4990-46, reads:

"1. The proposed amendment to reduce the size of plot is at variance with the conditions of acceptance of the Board of Standards and Appeals resolution, BZ-513-47.

2. The total floor space proposed to be used for manufacturing is in excess of the area permitted to be so used by the Zoning Resolution. Art. II, Sect. 4(c1). Denied."

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and
WHEREAS, the applicant contends that the property has been reapportioned so that the property facing on Park avenue now has Lot 37 and the property facing on Broadway now has Lots 26, 27, 28, 29, 129, 30 and 130; that no changes are now proposed for property or buildings facing on Broadway; that no extension is to be erected in rear of Park avenue property as originally granted; that uses of areas on each floor has been rearranged as shown on plans; that the manufacturing area on each floor now differs from areas as granted by the Board as per attached plans; that new curb cut for new Loading and Unloading space is requested.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 27, 1948 by adding thereto:

"... that in the event the owner desires to re-arrange the premises as passed on by the borough superintendent acting on Alt. Applic. 4990-46 under date of June 2, 1948, Objections 1 and 2, as shown on revised plans marked 'Received June 3, 1948,' 14 sheets, such re-arrangement as proposed may be substituted for the plans, as previously embodied in the resolution, marked 'Received December 31, 1947,' 8 sheets, *on condition* that in all other respects the resolution adopted by the Board on January 27, 1948 shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

708-47-BZ

APPLICANT—Lama and Proskauer, for Hanover Sacks Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles to be serviced.

PREMISES AFFECTED—61-42 to 61-48 Fresh Meadow lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Josephine Vollmecke, W. Wyrzykowski, Gussie Pinterits and Ladislaw Barokowsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (708-47-BZ)

WHEREAS, Lama and Proskauer, for Hanover Sacks Corporation, owner, filed July 22, 1947, an application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five (5) motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and the parking of motor vehicles to be serviced, affecting premises 61-42 to 61-48 Fresh Meadow lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Fresh Meadow lane is in a business use, D area and Class 1 height district; 65th avenue and the site are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 3, 1947, re Alt. Applic. 754-47, reads:

"1. That proposed alteration and change of occupancy from an existing gasoline station, garage for more than five motor vehicles and carpenter shop to gasoline service station, lubritorium, auto repairs, auto laundry and parking of cars to be serviced on premises partially in a business zone and partially in a residence zone is contrary to Art. II, Sec. 4a, subd. 46, Para. 29, Art. II, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 89.12 ft. front by 152.06 ft. in depth, on which are located two buildings, one 65 ft. front by 91 ft. in depth; that the other is two stories, frame, used as a dwelling and garage; that it is proposed to remove the frame structure at the rear of plot and also remove the one story cement block extension to garage; that it is also proposed to remove a portion of the front wall of existing garage and reduce it in size to 58 ft. 2 in. by 42 ft. to house lubritorium, auto laundry, office and space for repairing of motor vehicles; that it is further proposed to relocate existing gasoline pumps; that the rear of premises to be used for parking of cars waiting to be serviced; that approximately 10 motor vehicles, maximum to be parked; and

WHEREAS, the applicant contends that around the unbuilt portion of the plot it is proposed to construct a 4 ft. high wood picket fence; that therefore inasmuch as the use is existing the proposed modernization will in no way affect the surrounding properties, but will however, afford a more practical means of entrance and exit from the gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant a variance under section 21 thereof and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board or Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit the rearrangement of the existing building as proposed and as indicated on revised plans, marked "Received July 22, 1947" (4 sheets), *on condition* that the portion of the building proposed to be maintained shall not be increased in height or area; that the portion of the building in front toward Fresh Meadow lane shall be removed and the space paved with concrete, colprovia or other reasonably impervious material as proposed; that any pumps erected shall not be nearer than 10 feet to the street building line as thereon indicated; that the number of gasoline tanks shall not exceed six 550 gallon tanks as shown thereon; that at the rear of the existing building, all buildings or structures now existing shall be entirely removed and the rear portion of the premises shall be leveled and shall be surfaced with clean gravel or steam cinders properly rolled and treated with a binder; that on the interior lot lines to the south, west and north, except where the accessory building occurs there shall be erected a woven wire fence of the chain link type with anchor steel posts, not less than 5 ft. 6 in. in height with no openings therein to adjoining premises; that the area to the north of accessory building through to Fresh Meadow lane shall be similarly paved; that any signs erected shall be restricted to a sign erected on the front facade of the building and the

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illuminated globes of the pumps and to one sign supported on a post standard within the building line, which sign may be illuminated and advertising only the brand of gasoline on sale; that this sign may extend beyond the building line for a distance of not over four feet; and, granted under section 7i as to repairing with hand tools only; that the accessory building shall be arranged as shown and shall comply in all other respects with the requirements of all laws, rules and regulations applicable thereto; that the boilerroom shall be separated from the balance of the building by fireproof construction, except the ceiling which may be fire-retarded, and shall be enterable only from the exterior; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that the rear portion of the premises shall be used only for the parking of cars waiting to be serviced or having been serviced; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

712-47-BZ

APPLICANT—Lama and Proskauer, for L & G Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Phillips.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (712-47-BZ)

WHEREAS, Lama and Proskauer, for L and G Realty Corporation, owner, filed July 22, 1947 an application under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of parking of cars, affecting premises 1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 8, 1948, after due notice by publication in the Bulletin of the Board, and laid over from time to time and last laid over to July 20, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that 39th street, 16th avenue and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1947 on Alt. Applic. 2087-47, reads:

"2. Proposed alteration to existing gasoline service station located in a business zone to increase the areas of the present lubritorium and laundry and to create a storage space for grease and oils is contrary to Article II, Section 4a (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 190 ft. 4¼ in. frontage by 72 ft. 4 in. in depth (irregular), on which is located a building 20 ft. by 72 ft. in area, one story, 16 ft. in height, of class 3 construction, presently used as a gasoline service station, office, lubritorium, auto laundry and parking of not more than five automobiles; that it is proposed to construct an addition to

existing structure for the storage of oils and grease; that this addition will measure 15 ft. by 20 ft. and will be one story, 16 ft. in height, of Class 3 construction; that it is further proposed to add a 5 ft. extension so as to increase the depth of the present lubritorium and auto laundry; and

WHEREAS, the applicant contends that in view of the fact that the premises are presently occupied as a gasoline service station, the proposed alteration will in now way affect the surrounding properties; and

WHEREAS, there appear to be no records to show the extension of the gasoline station at the time the trolley right-of-way was abandoned and incorporated into the gasoline station; and

WHEREAS, it appears that the Board of Transportation advertised the entire plot as a gasoline station in their sale conducted on January 26, 1944; and

WHEREAS, Certificate of Occupancy 111855 issued by the Department of Housing and Buildings, based on Building Notice 2949/41 covers the present plot no prior records being located to show the date or approval of the extension of area and erection of present buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the extension of the accessory building as proposed and indicated on plans filed with this application marked "Received July 22, 1947" (3 sheets), *on condition* that the facilities of the station shall not be further extended; that no repairing shall be carried on in the premises; that any gasoline pumps nearer than 10 feet to the street building line shall be relocated so as to be not nearer than 10 feet; that there shall be erected at the intersection of 39th street and 16th avenue a block of concrete, which may be segmental in shape extending for a distance of not less than 5 feet from the intersection; that curb cuts shall be arranged so as to be not nearer than 5 feet to any lot line as extended; that the number of curb cuts shall not exceed those now existing, namely one 35 feet to 39th street, and two 30 ft. and 20 ft. to 16th avenue; that where walls of adjoining buildings do not occur there shall be erected a substantial ornamental iron or woven wire fence not less than 5' 6" in height; that where walls of adjoining buildings occur on the lot line, a proper bumper shall be installed to prevent damage thereto; that signs shall be restricted to the existing post standards, one facing 16th avenue and one facing 39th street; that the existing gasoline storage tanks, consisting of four 550 gallon tanks shall not be increased; that the entire plot shall be suitably paved with concrete, colprovia or other similar material; that sidewalks and curbing around the premises shall be restored to the satisfaction of the borough president; that there shall be no openings in the accessory building to the adjoining premises; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

767-47-BZ

APPLICANT—Kitzler and Nurick, for Jack Resnicoff, owner.

SUBJECT—Application reopened February 17, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, a building (two family dwelling) without the required setback (previously denied by the Board).

PREMISES AFFECTED—404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens.

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APPEARANCES—

For Applicant: Henry J. Nurick and Jack Resnick.

For Opposition: E. A. Caldwell, Jr., Walter H. Blum and James C. O'Connor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (767-47-BZ)

WHEREAS, this application under Section 21 of the zoning resolution, to permit in a residence use F area district a building, two family dwelling, without the required setback; affecting premises 404 Beach 132nd street and 131-16 Newport avenue, northeast corner (Block 682, Lot 44), Belle Harbor, Borough of Queens, was denied by the Board on December 2, 1947; and

WHEREAS, the applicant requested reopening of this application and reconsideration, based on alleged new facts; and

WHEREAS, this case was reopened by vote of the Board on February 17, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution shows that Beach 132nd street, Newport avenue and the site are in a residence use, F area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1948, re N.B. Applic. 3042-46, reads:

"1. Provide proper setback as req'd for Res. F. district Art. 4 Section 16 Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 100 ft. in depth, on which is located a building 59 ft. 6 in. front by 55 ft. in depth, basement, one story and attic, 21 ft. in height, used as a two-family dwelling; that it is proposed to reduce the size of platform to a length of 5 ft. 6 in. and a depth of 3 ft. 6 in.; that the height will be 6 ft. 3 in. above the curb; and

WHEREAS, the applicant contends that the Department of Housing and Buildings would approve this platform if it were made 3 ft. 6 in. in height above the curb; that this is impossible and impractical, because it would change the entire appearance of the front of the building and its usefulness; that secondly, the height of the first floor was fixed by physical condition existing in the neighborhood beyond applicant's control; that in accordance with a letter dated March 22, 1946, from the Engineer of Sewers of the Borough of Queens, the crown of the sewer at these premises is 3'-4" below grade; that they have a living apartment and garage in this basement and plumbing fixtures for a bathroom and floor drain; that in order to avoid having the sewer back up into the building, the basement floor was made 2'-7" below grade, which gives a pitch of only 6" in a distance of 35' from the building to the sewer; that the height of the basement is 8 ft. 6 in., making the ceiling 5 ft. 11 in. above curb and the height of the platform 6 ft. 3 in. above the curb; that this is the minimum height of stoop that can be made without rebuilding the entire entrance, creating a vestibule and changing the entire character and appearance of this beautiful building; that the rebuilding of the stoop will be made at a tremendous financial expense and at great sacrifice; that, furthermore, there never was any intent on the owner's part to violate any department rules or zone regulations; that this was a misinterpretation of the regulations by the applicant and by the Department of Housing and Buildings; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that the applicant substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zone resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zone resolution and that the application be and it hereby is granted under section 21 thereof, to permit the use of a portion of the front yard area as required for the construction of entrance stairs and stoop to the main entrance as proposed and as indicated on revised plans marked "Received May 20, 1948," 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the existing stairs shall be immediately removed and replaced with the stairs as herein permitted; that all permits shall be obtained and all work completed within six months.

1064-47-BZ

APPLICANT—Jacob L. Sherwood, for Rochambeau Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Jacob L. Sherwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1064-47-BZ)

WHEREAS, Jacob L. Sherwood, for Rochambeau Holding Corp., owner, filed December 12, 1947, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, salesroom, office, lubritory, auto laundry and motor vehicle repair shop, affecting premises 38-08 Hunters Point avenue, southeast corner of 38th street (Block 213, Lot 7), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, May 18, 1948, after due notice by publication in the Bulletin, and laid over from time to time and laid over to July 20, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Hunters Point avenue is in a business use, B area and Class 1½ height district; 38th street is in residence and business use, B area, and Class 1½ height districts; and the site is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1948 re NB Applic. 5918-47, reads:

"1. The erection of a gasoline service station, sales room and office, lubritory, car washing and repair in a business use district is contrary to Sec. 4(15) (29) of Art. II of the Building Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 125.56 ft. front by 46.64 ft. in depth (irregular), presently vacant (Bill boards at present on site); that it is proposed to erect a building 33 ft. front by 28 ft. in depth,

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one story 14 ft. 6 in. in height, of Class 3 construction, to be used as a gasoline service station, salesroom, office, lubritorium, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant contends that there are no service stations on the Midtown highway; that the neighborhood is dark and hazardous at night due to vacant lots being the predominant factor; that vacant lots are an eyesore and detriment to the neighborhood; that a service station will clean up an unsanitary condition and provide light and protection to the surrounding area; that there is an exit ramp from Midtown highway westbound at about 40th street which would permit automobiles to get service at this proposed service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, revised plans have been filed by the applicant; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of ten (10) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and indicated on revised plans marked "Received July 8, 1948," (4 sheets), *on condition* that the accessory building shall be located and designed as indicated thereon and in all other respects shall comply with all requirements therefor; that the accessory building shall be arranged as shown on such plans; that the number of tanks installed shall not exceed six 550 gallon storage tanks; that the pumps shall be arranged as indicated thereon; that curb cuts to the premises shall consist of two to Hunters Point avenue and two to Midtown highway, not exceeding 30 ft. in width each; that planting shall be maintained where indicated and curbing not less than 6 inches in height shall be maintained as protection therefor; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or other suitable reasonably impervious paving material satisfactory to the borough superintendent; that sidewalks and curbs surrounding the plot shall be reconstructed or restored to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no repairing shall be carried on in the premises; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

1076-47-BZ

APPLICANT—Lama and Proskauer, for Francis Decca and Rose Calabro, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension to existing gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1076-47-BZ)

WHEREAS, Lama and Proskauer, for Francis Decca and Rose Calabro, owners, C & D Auto Service, lessee, filed December 3, 1947, an application under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension to existing gasoline station, lubritorium, auto laundry, office and motor vehicle repair shop, affecting premises 43-13 to 43-21 111th street, 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 111th street, 44th avenue and the site are in a residence use, D area and Class 3/4 height district; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1947, re N.B. Applic. 5108-47, reads:

"1. The reconstruction and extension of gasoline service station, lubritorium, repair shop, auto laundry and office within a residence district is contrary to Article 2, section 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100 ft. in depth on which is located a one story office, 20 ft. by 20 ft. 5 in. in area and a one-story metal building 40 ft., 1 in. by 18 ft., which is used for office and minor repairs to automobiles; that it is proposed to demolish all existing structure and construct thereon a building 78.19 ft. front by 55 ft. in depth, one story 13 ft. 4 in. in height, of Class 3 construction to house lubritorium, auto laundry, office and motor vehicle repairing; and

WHEREAS, the applicant contends that the gasoline service station was established at a time when the site in question was zoned unrestricted; that the structure was erected under Alt. No. 448/1936 & 449/1936; and

WHEREAS, under Cal. 318-38-A, the Board decided the question of lawful establishment of the use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i, to permit the reconstruction of the legally existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received December 3, 1947" (5 sheets), *on condition* that all existing structures shall be removed and a new accessory building shall be constructed located and of the design as indicated on such plans; that in all other respects the accessory building shall comply with all laws, rules and regulations applicable thereto; that the boilerroom shall be separated from the balance of the building by fireproof construction, except the ceiling may be fire-retarded, and shall be enterable only from the exterior; that pumps erected shall be not nearer than 10 feet to the street line of 111th street; that the number of gasoline storage tanks shall not exceed four 550 gallon tanks and one 550 gallon refuse oil tank, as shown; that on the northerly lot line from the accessory building wall to the street line there shall be erected a masonry wall not less than 5 ft. 6 in. in height, properly coped; that such wall may be sloped to a height of not less than 4 feet within 10 feet of the building line; that the portion of the premises included on the southerly side within the lines of the proposed widening of 44th avenue shall be paved and may be used as part of the gasoline service station until such widening takes place, but no structures or equipment shall be installed

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thereon, except there may be a sign erected on a post standard within the building line, as indicated, for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and extending beyond the building line for a distance of not more than 4 feet; that the balance of the area where not covered by accessory building and pumps shall be paved with concrete or tarvia, as proposed; that the sidewalks and curbing on 111th street shall be restored to the satisfaction of the borough president; that curb cuts shall be restricted to two to 111th street, not exceeding 30 ft. in width each and two curb cuts to the existing line of 44th avenue of the same width; that there shall be erected at the intersection of 111th street and 44th avenue within the building lines a block of concrete, segmental in shape, not less than 12 inches in height, extending for a distance of not less than 5 feet from the intersection of both lot lines; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no window or other openings in the side lot lines to the north or east; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 1077-47-A; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

8-48-BZ

APPLICANT—Samuel Roth and Herman Kron, for Domenick Marco Cicero, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Roth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (8-48-BZ)

WHEREAS, Samuel Roth and Herman Kron for Domenick Marco Cicero, owner, filed January 6, 1948 an application under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles, affecting premises 338-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lot 32), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to July 20, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that East 109th street and the site are in business and unrestricted use, B area, class 1½ and 2 height districts; 1st avenue is in an unrestricted use, A and B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent dated April 6, 1948 on amendment to N.B. Applic. 206-47 reads.

"1. Proposed construction of a garage for more than five motor vehicles in a business use district is contrary to sec. 4 (a) (15) of Zoning Resolution. Lot is

partly in a business use district and partly in an unrestricted district."

and

WHEREAS, the applicant states that the premises consist of a plot, 68 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building covering the entire plot, one story, 15 ft. in height, of class 1 construction, to be used as a public garage; and

WHEREAS, the applicant contends that the proposed use will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution; and

WHEREAS, the correspondence with the Board of Education indicates that while Public School 172 on East 108th street has not been definitely abandoned, the use of the school has been given up and the building turned over to the Department of Public Welfare who are reported to be planning substantial alterations, indicating that the building will no longer be used for a school.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the extension of use as proposed and as indicated on plans filed with this application, marked "Received January 6, 1948" (3 sheets), on condition that the building shall not exceed one story in height as proposed and for use as a garage for more than five (5) motor vehicles and for no other use; that any gasoline storage system installed in the building shall be solely for servicing cars stored therein and not for sale to passing motor vehicles; that no repairing shall be carried on in the premises; that this building shall not be used in conjunction with any other adjoining use; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no windows opening on the side lot line to the west, to the rear lot line, to the south or to the side lot line to the east; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

69-48-BZ

APPLICANT—Shirley and deShaw, for Herman Burczky, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an automatic retail rental laundry, for a term of five years.

PREMISES AFFECTED—511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: William R. Shirley.

For Opposition: Harrington Harlow, Keasby Butler, William Dunkel and Julia Oswald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (69-48-BZ)

WHEREAS, Shirley and deShaw for Herman Burczky, owner, filed January 26, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an automatic retail rental laundry for a term of five (5) years, affecting

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premises 511 East 88th street, north side, 175 ft. east of York avenue (Block 1585, Lot 8), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held on July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 88th street, York avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated December 29, 1947, re B.N. Applic. 3772-47, reads:

"1. Proposed use of cellar as an automatic retail rental laundry is not permitted as building is located in a residence district and same is contrary to the amended zoning resolution, Art. II, Sec. III."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. 8½ in. in depth, on which is located a building 25 ft. front by 77 ft. depth, five stories, 55 ft. in height, of Class 3 construction, presently used as a Class A multiple dwelling (old law tenement—10 apartments); that it is proposed to install 16 self-service, automatic washing machines as approved under Cal. 136-46-SA in the cellar of existing building; and

WHEREAS, the applicant contends that the machines are to be placed on a platform so arranged as to eliminate vibration and sound; that a laundry license is to be obtained from the Department of Licenses for this retail rental laundry; that ordinary household soap powder will be used and normal hot water will be provided by the use of an oil heater and copper coil; that no steam will be manufactured on the premises and no obnoxious odors or excessive noise will form a part of the operation; that the laundry thus formed being a self-service laundry will not have any pick up or delivery trucks as a part of the operation; that there are few and inadequate sanitary facilities in the neighborhood, and this installation will prove a definite contribution to public health; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated December 29, 1947, re B.N. Applic. 3772-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

93-48-BZ

APPLICANT—M. Martin Elkind, for K and L Auto Electric Service, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to existing building on first floor to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (93-48-BZ)

WHEREAS, M. Martin Elkind for K & L Auto Electric Service, owner, filed February 5, 1948, an application under

sections 7c and 7i, of the zoning resolution, to permit in a business use district, the extension to existing building on first floor to be used for extension to existing battery and ignition service, affecting premises 49-08 to 49-10 Queens boulevard, south side, 60 ft. east of 49th street, (Block 2282, Lots 26 and 27), Sunnyside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, B area and Class 1½ height district; 49th street is in residence and business use, B area and Class 1½ height districts; the site is in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1948, on Alt. Applic. 2049-47, reads:

"1. The proposed extension to be used for auto ignition and battery service in a business use district is contrary to Art. II, Sec. 4 (29) of the zone law."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 100 ft. in depth, on which is located a building 40 ft. front by 58 ft. in depth, on 1st floor, 42 ft. in depth on 2nd floor, 21 ft. in height, of Class 3 construction; that there is also a two car garage at rear of plot which is to be removed; that it is proposed to extend the existing building on the 1st floor 42 ft. for the full width of lot, to be used for ignition and battery service and machine shop; that the second floor will remain as dwellings; that the rear wall of first floor of No. 49-10 is to be removed; and

WHEREAS, the applicant contends that the proposed work will take place at the rear of the premises and will therefore not affect the appearance of the street front and create no physical changes insofar as may be visible from any part of the street; that the property on each side of subject premises will not be adversely affected; that to the west is an auto radiator repair shop; that the row of two family dwellings extending south from the rear lot line would not be affected; that there are garages at the rear of each of these dwellings and therefore but a small part of the proposed extension would be visible to the residential property; that it is further believed that this extension will act as a buffer between the residential and business use whereas now cars are parked in the open space and sometimes repair work is done on them; that the owner finds it a hardship properly to operate the business in the present cramped space; that at present it is often necessary to park cars along the curb while waiting their turn to be serviced; that the new extension will permit a greater number of waiting cars to be placed inside the building; that the type of auto repair incidental to a battery and ignition service business is by its nature comparatively clean and quiet and the work to be carried on in the proposed extension will not create disturbance, or inconvenience to adjoining occupants or unsightliness; that the immediate vicinity is in a great measure devoted to the automobile business and includes the presence of several gas stations, an auto seat cover factory, public garages, auto servicing, and auto showroom and a used car lot; that in connection with the machine shop, there are no violations regarding this use; that the shop performs work only for same owners battery service business and consists of one 1 HP motor and five fractional HP motors; that the work consists of making up small metal parts as required by the owners for their own use; that the legal occupancy of 49-08 is "store and apartments"; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i thereof for a term of five years, to permit the premises to be occupied as proposed and indicated on plans filed with this application, marked "Received February 5, 1948" (4 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no door opening from the proposed extension or the existing building to the adjoining premises; that any windows erected in the walls of the proposed extension shall be fireproof, self-closing; that the existing two-car garage on the premises shall be removed; that the use of the first floor shall be as proposed for ignition, battery repair and engine work, including machine shop used in connection therewith but not otherwise for general motor vehicle repairing; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

144-48-BZ

APPLICANT—Jack Z. Cohen, for Clara F. Ponzio, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a restaurant (lunch wagon), using more than the permitted area.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (144-48-BZ)

WHEREAS, Jack Z. Cohen, for Clara F. Ponzio, owner, filed February 3, 1948 an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a restaurant (lunch wagon) using more than the permitted area, affecting premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to July 7, 1948, then to July 20, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Dyckman street is in a business use B area Class 1¼ height district; Seaman avenue and the site are in residence and business use B area, Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated February 3, 1948 on N.B. Applic. 247-47, reads:

"1. Proposed construction of a restaurant (lunch wagon) partially in a residence use district is contrary to sec. 3 of Zoning Resolution.

2. Not more than 65% of area of lot should be occupied above curb level in a B area, residence use district, sec. 12 (b) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 ft. frontage by 46 ft. in depth (irregular), presently vacant; that it is proposed to erect a restaurant (lunch wagon and accessory building) 75 ft. front by 34 ft. 6 in. in depth (irregular), one story, 10 ft. in height, of Class 3 and special construction (kitchen, office and toilet compartments); that the lunch wagon will be a portable steel diner; and

WHEREAS, the applicant contends that the location of this parcel is very unusual; that both north and south lot lines meet at a point at Dyckman street; that the unusual layout of this plot forces the owner to build this building more to the southerly lot line which is the widest part of this plot; that in no way will the erection of this building interfere with the rights of other property holders; that to grant this variance would relieve the undue hardship attendant upon the present zoning without causing any detriment or inconvenience to or interference with light, air, ingress or egress to adjoining property; that it will not materially change the character of the neighborhood nor affect the valuation of adjoining properties; that the allowable area which is in a business district may occupy 100% of the area of a corner lot under Art. IV, Sec. 12 (b), except for the portion in a residence district may occupy 65% (but not for business uses); that the building in question will be built as one unit conjunctively occupied by one tenant and the total area of this property is 2845 sq. ft.; that buildings to be built will have an area of 2065 sq. ft. which is approximately 72½% of the area of this entire plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be not granted; and

WHEREAS, the Board deemed that this was not a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

158-48-BZ

APPLICANT—Barney Rosenstein, for Fort Washington Automobile Club, Inc., owner (Coliseum Operating Corp., lessee—Washington Motors, Inc., sub-lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stores, offices, garage for more than five motor vehicles and service station (previously granted by the Board), to stores, offices, garage for more than five motor vehicles, service station and motor vehicle repair shop.

PREMISES AFFECTED—4360-4374 Broadway, east side, 50 ft. south of West 187th street and 660-662 West 187th street (Block 2167, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Barney Rosenstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (158-48-BZ)

WHEREAS, Barney Rosenstein for Fort Washington Automobile Club, Inc., owner, Coliseum Operating Corp., lessee, Washington Motors, Inc., sublessee, filed February 26, 1948,

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an application under section 7i of the zoning resolution, to permit in residence and business use districts, the change in occupancy from stores, office, garage for more than five (5) motor vehicles and service station (previously granted by the Board under Cal. 1108-22-BZ), to stores, office, garage for more than five (5) motor vehicles, service station and motor vehicle repair shop, affecting premises 4360 to 4374 Broadway, east side, 50 ft. south of West 187th street and 660 to 662 West 187th street (Block 2167, Lot 38), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, B area and Class 1 1/4 height district; 187th street and the site are in residence and business use, B area and Class 1 1/4 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1948, re amend. to Alt. Applic. 1036-47, reads:

"Amendment disapproved with the following objection repeated.

1. Repeat. Extension of a non-conforming use (repair shop for motor vehicles in a garage for more than five motor vehicles) in a business and residence use district is not permitted. Art. II, Para. 4(a) (29) of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 229 ft. front by 176 ft. in depth, on which is located a building, covering the entire plot, 2 stories, 30 ft. in height; of Class 1 construction; presently used as a garage for more than five motor vehicles, stores and gasoline service station; that it is proposed to use the second floor as a motor vehicle repair shop and as a service station for De Soto and Plymouth cars sold by the sublessee of premises; and

WHEREAS, the applicant contends that the sublessee, Washington Motors, Inc., holds a franchise for the sale of De Soto and Plymouth automobiles, and also is engaged in the buying and selling of used cars; that the ground, or first floor of the premises is occupied as an office and showroom and the second floor is occupied as a parts department, service station and automobile repair shop; that the automobile repair work is performed only incidental to its business; that the primary business of Washington Motors is the sale of new cars; that the power machinery located on the 2nd floor of the premises in question occupies only a small portion of the premises, as appears from the plans submitted; and

WHEREAS, the records indicate that there is a certificate of occupancy for the premises permitting the garage use granted by the Board under Cal. No. 1108-22-BZ by resolution adopted October 24, 1922 and also carrying the provision that the building may also be used as a service station; and

WHEREAS, this extension of the use as a service station was unlawfully permitted by the Department of Buildings but it appears that there has been reliance thereon by the owners since issuance of such certificate; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommends that the application be granted.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 24, 1922, by adding thereto:

"... that in the event the owner desires to include motor vehicle repairing as proposed and as indicated on plans filed with this application, marked "Received February 26, 1948" (4 sheets) as passed upon by the borough superintendent under Alt. Applic. 1036-47, such repairing may be permitted on the second floor as proposed and indicated on such plans and as now being carried on, on condition that the building shall not be increased in height or area and in all other respects the

building and occupancy shall comply with the resolution adopted by the Board on October 24, 1922; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

266-48-BZ

APPLICANT—Benjamin Antin, for Sound Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a storage garage for more than five motor vehicles.

PREMISES AFFECTED—West side of Boston road, from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Antin and Henry Nordheim.

For Opposition: Louis C. Paley, Charles Feinstein, Virginia Lacosso and Philip Goldberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (266-48-BZ)

WHEREAS, Benjamin Antin, for Sound Realty Co., owner, filed March 24, 1948, an application under sections 7c and 7e of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a storage garage for more than five (5) motor vehicles, affecting premises west side of Boston road from East 212th to East 213th streets, 1161 East 212th street and 1160 East 213th street (Block 4707, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Boston road is in a business use, C area and Class 1 height district; East 212th, East 213th streets and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1948, re Amendment to N.B. Applic. 171-48, reads:

"1. Proposed construction of a Storage garage for more than five (5) motor vehicles, in a Zoning District, which is partly Business and partly Residence, is contrary to Art. II, Sects. 3 and 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 198.41 ft. front by 271.19 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 105 ft. front by 225.21 ft. in depth, one story, 15 ft., in height, of Class 3 construction, to be used as a storage garage for more than five (5) motor vehicles; and

WHEREAS, the applicant contends that there are no public garage facilities in this neighborhood, which is close to the Hillside Homes Development, the tenants of which in most instances have automobiles and no adequate public parking facilities are available either; that the proposed improvement would be of substantial advantage and convenience to the neighborhood as residents have to travel considerable distances to store their cars in the few parking lots available; that the owners have been requested by numerous car

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owners in the affected area to construct a public garage; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7c and 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated May 14, 1948 on amendment to N.B. Applic. 171-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

282-48-BZ

APPLICANT—David I. Shivitz, for Rose Hurwitz, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: David I. Shivitz and Max Siegel.

For Opposition: Cecilia Ott, Anna Kashuba, Frank Jinora, James Tricario and Frank Malito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (282-48-BZ)

WHEREAS, David I. Shivitz, for Rose Hurwitz, owner, filed March 25, 1948, an application under section 7e of the zoning resolution to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry, affecting premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road and the site are in residence and local retail use, D and E area, Class 1 height districts; Bruckner boulevard is in residence and local retail use, E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1948, re N.B. Applic. 2169-48, reads:

"1. Proposed use of a Gasoline Service and Oil Selling Station, in both Local Retail and Residence Districts, is contrary to Sections 4-C and 3 of Article II of the Zoning Resolution, and is, therefore, DENIED."

and

WHEREAS, the applicant states that the premises consist of a plot 123.18 ft. front by 132.40 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 46 feet front by 53 feet in depth, one story 15 feet in height, of Class 3 construction, to be used as a gasoline service and oil selling station; and

WHEREAS, the applicant contends that it is proposed to develop that portion of the plot lying within the local retail use area with a gasoline station and accessory building and to landscape the remaining portion lying in the residence use area; that no portion of the station proper will be within this residence use district; that the proposed station and accessory building will be designed in a classical style and the pumps will be of the parkway type encased in masonry pedestals; that planting beds will be provided

between the driveway openings and the entire station erected in a manner to enhance the character of the neighborhood; that both White Plains Road and Bruckner boulevard are heavily trafficked arteries; that the general area is vacant and unimproved and a good portion of it lies on swampy ground which has been recently filled in and is not readily adaptable for conforming development; that the subject plot cannot be reasonably developed for conforming use and there is no neighborhood support to warrant the erection of a development devoted to local retail uses; that the only practical use that can be made of this site is the proposed gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e for a term of five (5) years from the date of this resolution to permit the premises as proposed and as indicated on plans filed with this application marked "Received March 25, 1948," three sheets, to be occupied as a gasoline service station in accordance with such plans, *on condition* that the station and its use shall be limited as proposed entirely to the local retail district and to the use as a gasoline station only; that the portion of the plot in the residence district shall be landscaped as proposed; that the arrangement of the premises shall be as proposed and as indicated on such plans; that the premises where not occupied by accessory buildings, pumps and planting shall be paved with concrete or tarvia or other suitable reasonably impervious pavement; that on the interior lot lines there shall be erected a substantial woven wire fence of the chain link type continuously, not less than 5 ft. 6 in. in height; that curb cuts shall be restricted to two (2) curb cuts to White Plains road and two curb cuts to Bruckner boulevard, each not exceeding 25 ft. in width and no curb cut shall be nearer than 5 ft. to the line of the local retail district as extended; that the number of gas tanks shall be restricted to three (3) 550 gallon tanks as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and all roof signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

438-48-BZ

APPLICANT—Charles M. Spindler, for Service Stations Syndicate, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and the parking and storage of more than five motor vehicles, accessory sales and office.

PREMISES AFFECTED—41-02 to 41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (438-48-BZ)

WHEREAS, Charles M. Spindler, for Service Stations Syndicate, owner, filed May 14, 1948, an application under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and the parking and storage of more than five (5) motor vehicles, accessory sales and office, affecting premises 41-02 to 41-14 Lawrence street and 131-66 to 131-74 41st avenue, southwest corner (Block 5063, Lots 7 and 14), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 41st avenue is in an unrestricted use, A area, Class 1½ height district; Lawrence street is in unrestricted and business use, A and C area and Class 1½ height districts and the site is in business and unrestricted use, A area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 11, 1948, re N.B. Applic. 6015-48, reads:

"1. The proposed use of a motor vehicle repair shop, parking & storage of more than five cars, gasoline station, lubrication, auto washing, office & accessory sales on a plot in an unrestricted district, extending into a business district is contrary to Art. II, Sec. 4a (15, 29 & 46) of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 141.21 ft. front by 89.25 ft. in depth (irregular) on which is located a building in the course of construction; that it is proposed to erect a building 45 ft. 4 in. front by 27 ft. 9 in., one story, 14 ft. in height, to be used as a gasoline service station and for the parking and storage of more than five motor vehicles; that it is also proposed to install six approved 550 gallon gasoline storage tanks and two dispensing pumps; that there will be a 30 ft. curb cut on 41st avenue and two on Lawrence street, each 30 ft. with one in the business district portion of the lot; and

WHEREAS, the applicant contends that this parcel was purchased as one plot and the small triangular area in the business portion is useless for development with a conforming use; that adjoining on the south is a building material storage yard with a 10 ft. high chain link fence on applicant's south lot line, which yard is fully occupied with various building material supplies; that the inclusion of this small parcel as gasoline service station area could not possibly be detrimental to the neighborhood; that all of the property north, east and west of the site is in an unrestricted district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7 subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of the proposed gasoline service station into the more restricted area as proposed and as indicated on plans filed with this application marked "Received May 14, 1948," three sheets, *on condition* that the main accessory building and pumps shall be within the unrestricted area and the portion of the plot herein permitted to be used in conjunction with the gasoline service station shall have no equipment except an air pump and entrance as shown but may also be used in connection with the permitted parking within the unrestricted area; that the woven

wire fence along the lot line to the south shall be maintained; that in all other respects all laws, rules and regulations shall be complied with.

481-48-BZ

APPLICANT—Herbert Gretsche, for Apac Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted, and without the required courts on the side lot lines.

PREMISES AFFECTED—1320-1328 Atlantic avenue, south side and 1315 Pacific street, north side, 200 ft. east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretsche, S. N. Ohlbaum, S. Spiro and Daniel A. Shields.

For Opposition: Archie Williams, Nathan Marcus, Julius Archibald, Charles G. Reynolds, U. S. Haymes and D. E. Howard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (481-48-BZ)

WHEREAS, Herbert Gretsche, for Apac Realty Corp., owner, filed May 21, 1948, an application under sections 7c and 21 of the zoning resolution to permit in a residence and unrestricted use, C area district, the erection and maintenance of a business building, using more than the area permitted and without the required courts on the side lot lines, affecting premises 1320-1328 Atlantic avenue and 1315 Pacific street, north side, 200 feet east of Nostrand avenue (Block 1201, Lot 12), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in business and unrestricted use districts; Atlantic avenue is in an unrestricted use district; Pacific street is in residence and business use districts and the site is in residence and unrestricted use districts; all these streets are in C area, Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1948, re N.B. Applic. 519-48, reads:

"1. Proposed use on premises located partly in a residential zone and partly in an unrestricted zone is contrary to Art. II, Sect. 3 of the Zoning Resolution.

2. The portion of the building located in the unrestricted zone exceeds 60% of the lot area in the unrestricted zone and is contrary to Art. IV, Sect. 13b of the Zoning Resolution.

3. Comply with Art. IV, Sect. 17d as to providing courts for block ventilation."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 200 ft. in depth, presently used as a gasoline service station and parking lot for more than five motor vehicles in the unrestricted use portion of lot; that it is proposed to erect a building 80 feet front by 150 ft. in depth, facing Atlantic avenue, 8 stories, 106 ft. 6 in. in height of Class 1 construction, to be used as a factory manufacturing, storage and offices; and

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WHEREAS, the applicant contends that the surrounding buildings are garages and factories; that the neighborhood is industrial all along the Atlantic avenue side; that the affected plot has a repair shop building on the westerly side and a 2-story public garage on the easterly side; that in the rear on Pacific street it is requested that 50% of the plot be used for part of this proposed building and leave the other 50% vacant so that it will not interfere with the residential property on this street; that the neighborhood has changed drastically and a factory of this type would help this area; that the plot is now being used for parking with gas pumps and the owner proposes to erect an 8-story concrete fireproof building; that the unrestricted zone was changed to C zone; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated April 23, 1948 on N.B. Applic. 519-48 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

536-48-BZ

APPLICANT—James E. McKillop, for Joe-Nett Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, an extension to existing building on first floor, using more than the area permitted.

PREMISES AFFECTED—848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (536-48-BZ)

WHEREAS, James E. McKillop, for Joe-Nett Realty Corporation, owner, filed June 7, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on first floor using more than the area permitted, affecting premises 848 Manhattan avenue, east side, 287 ft. 8½ in. north of Calyer street (Block 2574, Lot 47), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Noble street is in residence and business use C area and Class 1¼ height districts, Calyer street, Manhattan avenue and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated June 2, 1948, re Alt. Applic. 1056-48, reads:

"1. Proposed extension in a business 'C' district is contrary to Art. IV, Sec. 13(b) and Art. IV, Sec. 19(e) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. 1¼ in. front by 99 ft. 11¼ in. in depth, on which is located a building, 25 ft. 1¼ in. front by 62 ft.

in depth, 4 stories, 45 ft. in height, of Class 3 construction; that there is a wooden frame structure at the rear, one story in height, built completely around the building line leaving a small yard in the center; that the cellar and 1st floor are used as a bakery with dwellings on 3 other floors; that it is proposed to demolish the existing frame structure in the rear of the present building and replace it with a fireproof extension 22 ft. wide by 33 ft. 11¼ in. in depth, one story, 17 ft. in height; that the new extension will be used for the housing of the bakery and portable oven, now located in the cellar; that this will leave a rear yard 4 ft. in depth and an irregular side yard 3 ft. to 5 ft. 9 in. in depth; and

WHEREAS, the applicant contends that the present 4 story multiple dwelling upon the premises which is to be extended on the 1st story, now occupies 60% of the lot and the present frame structures on the rear occupy 20.75 ft., they both total 84.75%; that under the present conditions there is neither rear yard space nor side yard space; that under the proposed construction, a rear yard and one side yard will be created; that this layout is closer to the zone law than the present conditions; that the present construction occupies 85% of the lot and the new set up will occupy 90% of the lot; that the construction at rear of main building is wood, the proposed changes will be fireproof; that a copy of survey made in 1922 is filed showing conditions at that time and of course created years before that date, they appear on the records of the Tenement House Department; that this is a legal condition; that the tenement house law was established in 1901; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution, and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of area as proposed and as indicated on plans filed with this application marked "Received June 7, 1948," three sheets, *on condition* that the building shall not be increased further in height or area; that there shall be no windows in the new wall to the east and any windows in the wall to the north shall be fireproof self-closing; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

584-48-BZ

APPLICANT—H. M. Cole, for Castle Hill Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and retail use, D area district, the erection of a building (stores), in the retail use district portion, using more than the area permitted.

PREMISES AFFECTED—1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (584-48-BZ)

WHEREAS, H. M. Cole, for Castle Hill Associates, owner, filed June 22, 1948 an application under section 21 of the zoning resolution, to permit in residence and retail use, D area districts, the erection of a building (stores) in the retail use district portion, using more than the area permitted, affecting premises 1353-1367 Castle Hill avenue, west side, 203.33 ft. south of Starling avenue (Block 3935, Lot 58), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Starling avenue is in residence and retail use D area Class 1 height districts; Castle Hill avenue and the site are in a retail use D area Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 18, 1948 on N.B. Applic. 580-48, reads:

"1. This building, used for Commercial Purposes, on a lot in a Retail and Residence Use District, may not occupy more than 55% of that portion of the lot which is within the Retail Use District, as per Article IV, Section 14, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.67 ft. frontage by 104.67 ft. in depth, presently vacant; that it is proposed to erect a building 101.67 ft. front by 70 ft. in depth, one story, 13 ft. in height, of Class 3 construction to be used as retail stores; and

WHEREAS, the applicant contends that this area was continuously C from 1916 to April 12, 1945 when the area was changed to D; that the zoning use was continuously business from 1916 to October 15, 1946 when it was changed to retail; that the present store building to the south is built to a depth of 100 ft. and the present store building to the north is built to a depth of 75 ft.; that most of the store buildings in the block front on the west side of Castle Hill avenue from Westchester avenue to Starling avenue are built to a depth of 100 ft.; that in view of these conditions, the construction of the proposed building—to a depth of 70 ft. on the plot in question would not be detrimental to the block ventilation; that it would cause unnecessary hardship to have the proposed one story building limited to a depth of 55 ft. while the adjoining buildings of the same use and those on the balance of the block front, all of which were erected prior to the change in zoning, are greater in depth than that of the proposed building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution, and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension in area as proposed and as indicated on plans filed with this application marked "Received June 22, 1948," four sheets, *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto including all code provisions; that the partitions between the stores shall be carried up to the underneath side of the roof boarding; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

589-48-BZ

APPLICANT—Stanley H. Klein, for Ann L. Marshall, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence.

PREMISES AFFECTED—318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: James S. Marshall and Stanley H. Klein.

For Opposition: Frank J. Francino and H. Card.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (589-48-BZ)

WHEREAS, Stanley H. Klein, for Ann L. Marshall, owner, filed June 24, 1948 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence, affecting premises 318 West 70th street, south side, 218 ft. ¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West End avenue is in residence and business use A area Class 2 height districts; West 70th street and the site are in a residence use A area Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1948 on amendment to Alt. Applic. 637-48, reads:

"2. A cat & dog hospital in a Residence Use District is not permitted. Article II, para. 3, of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 ft. ½ in. frontage by 100 ft. 5 in. in depth, on which is located a building 18 ft. ½ in. front by 67 ft. in depth, on 1st floor, 2nd and 3rd floors 37 ft. in depth, 3 stories, 37 ft. in height, of Class 3 construction, presently used as a cat and dog hospital and one family dwelling; and

WHEREAS, the applicant contends that in June 1923 the prior owner, a veterinary surgeon purchased the building in his wife's name and occupied it as a practicing veterinary and as his residence until March 1948; that in conjunction with his practice he maintained a dog and cat hospital; that dogs also were kept there in quarantine for observation as required by the Board of Health; that in addition the premises were used to board dogs while they appeared at dog shows at Madison Square Garden or similar shows; that in March 1948 the present owner purchased the premises in his wife's name in order to continue to use it as a dog and cat hospital; that in order to provide adequate care and supervision in the treatment of dogs and cats it is necessary that they be kept on the premises; that when plans were filed for the alteration work, the occupancy was denied because it was in a residence district even though the occupancy had been in existence for 25 years; that the present owners intend to modernize the front of the building, remove existing hot air heating system, close the openings, and install a new steam heating system with an enclosed boiler room, install soundproofing on cellar ceiling, revise office and treatment rooms on 1st floor, minor alteration work for residence quarters on 2nd and 3rd floors and installation of new plumbing fixtures and

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water lines as required; that the south side of the street in question is predominantly used for business purposes; that of the property on the south side of West 70th street, 12 other parcels occupying 376 ft. are occupied at least on the 1st floors for business and 7 parcels occupying approximately 120 ft. are residential buildings; that most of these buildings on the south side of West 70th street are public garages and the others consist of a lumber yard, a machine shop, a chemical laboratory and a factory and other business uses; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7e thereof, for a term of two (2) years, to permit the use of the premises as proposed and as indicated on plans filed with this application marked "Received June 24, 1948," ten sheets, on condition that the proposed use as a dog and cat hospital shall not be extended beyond the main first floor as proposed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

460-32-BZ

APPLICANT—Paul Friedman, for Abraham Hechter, owner.

SUBJECT—Application, for consideration as to reopening and amendment of resolution, to permit change from parking and storage of not more than five motor vehicles, to sale of not more than five motor vehicles—Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building so as to include a motor vehicle repair shop, and, also permitting the unbuilt upon space toward the front, for the storage of not more than five motor vehicles.

PREMISES AFFECTED—1551-1555 Coney Island avenue, east side, 100 ft. south of Avenue L (Block 6731, Lot 90), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (460-32-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy of an existing building, so as to include a motor vehicle repair shop, affecting premises 1551-1555 Coney Island avenue, east side, 100 ft. south of Avenue L (Block 6731, Lot 90), Borough of Brooklyn, was granted by the Board on December 16, 1932, on certain conditions; and

WHEREAS, the resolution was amended on March 2, 1943 to permit the unbuilt-upon space toward the front to be occupied for the storage of not more than five motor vehicles; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 2, 1943 by adding thereto:

" . . . that in the event the owner desires to occupy the unbuilt upon space toward the front for the outdoor display and sale of not more than five motor vehicles, such use may be permitted in lieu of the storage of not more than five motor vehicles as permitted by amendment to the resolution adopted March 2, 1943."

APPEALS FROM ADMINISTRATIVE DECISIONS

131-47-A

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection, in conjunction with 130-47-BZ.

205-48-A

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1 and 2); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

264-48-A

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner (Benjamin Cohen, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1948 at 10 A. M. at request of the applicant.

313-48-A

APPLICANT—Lama and Proskauer, for Cornell Furniture Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama and J. Lombardi.
For Opposition: Charles Rose, Vincenzo Scoggerilla and Lena Zucker.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. in connection with Cal. 312-48-BZ.

322-48-A

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of the Board, for inspection.

506-48-A

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo and Matilda Carozza.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A. M. for inspection and decision without further argument.

513-48-A

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Joseph P. Smyth, Jr. and L. L. Hancock.

For Opposition: E. Santomenna, August Scharle and Eugene D. L. Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A. M. for inspection and decision without further argument.

627-48-A

APPLICANT—F. Bob and Sons, Inc. (lessee), for Bobgold Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Feingold.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. for inspection by a committee of the Board.

268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and H. Schaus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board on Cal. 347-27-BZ, which was denied.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1077-47-A

APPLICANT—Lama and Proskauer, for Francis Decca and Rose Calabro, owners (C & D Auto Service, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens (Under Section 35, General City Law—re bed of mapped street—re proposed widening of 44th avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1077-47-A)

WHEREAS, Lama and Proskauer, for Francis Decca and Rose Calabro, owners (C & D Auto Service, lessee), filed December 3, 1947 an application pursuant to section 35 of the General City Law, to permit the alteration and reconstruction of a gasoline service station on premises, a portion of which lies in the bed of a mapped street (44th avenue), affecting premises 43-13 to 43-21 111th street and 111-01 to 111-09 44th avenue, northeast corner (Block 2016, Lot 1), Corona, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1947 on N.B. Applic. 5108-47, reads:

"2. Secure approval of B. of St. & A. as per section 35 of General City laws as premises are partially within the bed of mapped street."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. by 100 ft. in area, located in a residence

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use D area Class $\frac{3}{4}$ height district, upon which it is proposed to erect a one story building, 13 ft. 4 in. in height, 78.19 ft. by 55 ft. in area; that premises have been used since 1936 as a gasoline service station and motor vehicle repair shop and it is proposed upon completion of alteration to be used and occupied as a gas station, office, motor vehicle repair shop, auto laundry and lubritorium—five persons; and

WHEREAS, the applicant contends that the premises are improved with a gasoline service station and the one story office 20 ft. by 20 ft. 5 in. in area and a one story metal building 40 ft. 1 in. by 18 ft. used for minor automobile repairing and lubritorium; that the gasoline service station was established when the site was unrestricted; that the structure was erected under Alt. 448 and 449-36; that the proposed widening of 21.81 ft. on 44th avenue will not be encroached upon by the proposed construction; that no pumps or tanks will be buried within the proposed street widening area; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 5108-47, objection 2, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the use of the premises included in the proposed widening of 44th avenue, on condition that the requirements of the resolution adopted this day under Cal. No. 1076-47-BZ insofar as they refer to the use of the portion of the premises within the proposed street widening shall be complied with.

628-48-A

APPLICANT—Lama and Proskauer, for Emar Service Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175-04 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—175th street).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. McKeever, Borough President's office.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (628-48-A)

WHEREAS, Lama and Proskauer, for Emar Service Corp., owner, filed June 25, 1948 an application pursuant to section 35 of the General City Law for the erection of an auto laundry on a plot located partially in the bed of a mapped street, affecting premises 175-04 Horace Harding boulevard and 175-01 to 175-03 64th avenue, southeast corner (Block 6891, Lot 13), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1948 on N.B. Applic. 1359-48, reads:

"2. As premises are partially within the bed of a mapped street secure approval of B. of St. & A. as per section 35 of General City Laws."

and

WHEREAS, the applicant states that the premises consist of a plot 93.80 ft. by 129.37 ft. irregular in area, upon which it is proposed to erect a one story Class 3 building, 14 ft. in height, 25 ft. by 111 ft. in area; that the lot is located in a retail and residence use D area Class 1 height district; that the premises will be used as a high-speed

auto laundry with an occupancy of 12 persons as described in application for a zoning variance filed under Cal. 374-48-BZ; and

WHEREAS, the applicant contends that title to 175th street is not vested in the city and no proceedings are pending to acquire same and that 64th avenue is indicated on the city map to have a proposed widening at an undetermined date; that the city does not have title to the land required for this widening and no proceedings are now pending to acquire title to same; that it is intended to erect a new modern high-speed auto laundry of masonry construction and wood picket fence 4 ft. high along the easterly lot line with a 30 ft. curb cut proposed on Horace Harding boulevard as an entrance and a 30 ft. wide curb cut on 64th avenue as an exit; that no part of the proposed building will be in the bed of the mapped street.

Resolved, that the decision of the borough superintendent, dated June 24, 1948 on N.B. Applic. 1359-48 be and it hereby is modified and that the appeal be and it hereby is granted on condition that the portion of the premises within the bed of the mapped street partly within the business use district and partly within the residence use district shall not be built upon and may be used in connection with the use permitted for the plot by the Board under Cal. 374-48-BZ.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

168-48-SA

APPLICANT—J. O. Ross Engineering Corp., owner.

SUBJECT—Ross Industrial Oven (Electric, Oil or Gas Fired), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A. M. at request of Board.

491-31-SA

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Perfection Oil Burning Heater, Models 3168, 3140, 3050 and 3040 and Ivanhoe Oil Burning Heater, Models 2150, 2050, 2140, 2040 and 2030 (reopened March 23, 1948, re amendment of resolution).

APPEARANCES—

For Applicant: Frank W. Blauvelt.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (491-31-SA)

WHEREAS, the Perfection Stove Co., owner, filed October 6, 1931, an application with the Board of Standards and Appeals, for approval of this device, known as the Superfex Oil Burning Heater; and

WHEREAS, this device was approved by the Board on July 8, 1932, under Rule 22 of the Fuel Oil Rules then in force; and

WHEREAS, the applicant requested an amendment of the resolution so that the approval of the burner would be effective under the Oil Burner Rules adopted June 15, 1934; and

WHEREAS, the Board approved the Superfex Oil Burning Heater, models 1031, 1032, 1035, 1036, 1107, 1108, 1117, 1118, 1109, 1110, 1119, and 1120 and Heat Projector models 1051, 1052, 1053 and 1054, on certain conditions; and

WHEREAS, the resolution was amended from time to time, and last amended on January 27, 1948, and the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on March 23, 1948; and

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

May 10, 1948.

Re: Cal. 491-31-SA., Vol. II.

Subject: Amendment of Resolution dated July 8, 1932 as amended January 8, 1935, June 15, 1937, January 23, 1940, April 15, 1947 and January 27, 1948, to include new models.

Request was made by the Perfection Stove for the reopening of the application to include new models Perfection Model Nos. 3168, 3140, 3050 and 3040 and Ivanhoe Model Nos. 2150, 2050, 2140, 2040 and 2030. The application was reopened March 23, 1948.

Description

These models are similar to former Perfection and Ivanhoe models approved by the Board but differ as herein described.

Perfection 3168 is similar to Perfection 3155, approved January 27, 1948, as to combustion and oil storage but differs as to BTU output having 68,000 instead of 55,000 BTU.

Perfection 3140 is similar to Perfection 3155, approved January 27, 1948, as to combustion and oil storage but differs as to the BTU output having 40,000 instead of 55,000 BTUs.

Perfection 3050 is similar to Superfex 1315 approved April 15, 1947, as to combustion and oil storage but differs as to the BTU output having 50,000 instead of 53,000 BTUs.

Perfection 3040 is similar to Superfex 1305, approved January 23, 1940, as to combustion and oil storage but differs as to the BTU output, having 40,000 instead of 34,000 BTUs.

Ivanhoe 2150 is similar to Ivanhoe 2005, approved April 15, 1947, as to combustion and oil storage but differs as to the BTU output, having 50,000 instead of 53,000 BTUs.

Ivanhoe 2050 is similar to Ivanhoe 2105, approved April 15, 1947 as to combustion and oil storage, but differs as to the BTU output having 50,000 instead of 53,000 BTUs.

Ivanhoe 2040 is similar to Ivanhoe 2113, approved April 15, 1947 as to combustion and oil storage, but differs as to the BTU output having 40,000 instead of 34,000 BTUs.

Ivanhoe 2030 is similar to Ivanhoe 2130, approved January 27, 1948, as to combustion and oil storage, but differs as to the exterior design only.

Recommendation

The Committee on Test recommend that the resolutions of January 23, 1940, April 15, 1947 and January 27, 1948 be amended to include approval Perfection models 3168, 3140, 3050 and 3040 and Ivanhoe models 2150, 2050, 2140, 2040 and 2030 on condition that all the requirements of the resolution of January 23, 1940 be complied with.

The Committee further recommends that the model 2130, approved January 27, 1948, may be marketed under the trade name of Ivanhoe and Model 3155, approved January 27, 1948 may be marketed under the trade name of Perfection.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1932, as amended through January 27, 1948, in accordance with Report of Committee on Test.

20-38-SM

APPLICANT—Porete Manufacturing Co., owner.

SUBJECT—Application reopened March 4, 1947—re Alpha Composite Beam Construction, approval of.

APPEARANCES—

For Applicant: Ernest Walter.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (20-38-SM)

WHEREAS, the Porete Mfg. Co., owner, filed on January 13, 1938, an application with the Board of Standards and Appeals for approval of the material known as the Alpha System of Steel and Concrete Construction; and

WHEREAS, this material was approved by the Board on March 22, 1938, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on March 4, 1947; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 14, 1948.

Re: Cal. 20-38-SM, Vol. II.

Subject: Alpha Composite Beam Construction,
Approval of.

The Board of Standards and Appeals on March 22, 1938, approved the Alpha System of Steel and Concrete Construction under certain conditions. Request was made for a reopening of the application and an amendment to the resolution to permit the approval of this system as the Alpha Composite Beam Construction. The application was reopened by vote of the Board March 4, 1947.

Description

Alpha Composite beam construction consists of three essential parts, a structural section, a reinforced concrete slab and a steel connector designed to transmit the horizontal shear between them. The structural steel section may be a rolled beam with or without a cover plate on the bottom and infrequently on top, or a riveted or welded plate girder. The concrete slab is made of stone concrete and designed as a conventional reinforced concrete slab with no additional reinforcement other than the shear connector required for composite action. The shear connector is made of a plain round steel bar shaped as a helix and commonly called a spiral. This is welded to the top flange of the steel beam with two welds at each point of contact computed and installed as per the Rules of the Board. The slab is poured, embedding the spiral in the concrete.

A composite beam consisting of a concrete slab jointed to a steel section by a shear connector, is designed using the conventional transformed section theory of reinforced concrete design. This involves an investigation of the maximum flexural and shearing stresses in the composite beam. In a steel beam which is a homogeneous section, the neutral axis passes through the center of gravity of the beam. For the design and analysis of a composite beam, the concrete slab is transformed into an equivalent steel area. This equivalent steel is proportioned according to the ratio of the modulus of elasticity of the steel to concrete known as "N". The composite beam is therefore made similar to a homogeneous steel beam.

The applicant has filed a complete analysis with computations of the composite section, which is a part of this record.

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Inspection and Test

Loading tests have been made on Alpha composite beams and shear tests on spiral shear connectors. A summary of these tests and a list of long span bridges in New York and Connecticut, using Alpha Composite Construction has been filed and is part of this record.

An inspection of Alpha Composite Beam construction was made by the Committee on Test of the Board. Present at this inspection were Commissioner Edwin W. Kleinert, Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber.

Recommendation

On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test recommends the amendment of the resolution of March 22, 1938, to approve the Alpha Composite Beam Construction for use in New York City under the conditions specified in the resolution adopted by the Board March 22, 1938, except that items Nos. 3, 8 and 9 shall read:

#3. The special reinforcing shall conform to Sec. C26-316.0 with maximum stresses limited to 18,000 lbs. per sq. in. and the beam section properly proportioned to safely transmit all shearing loads into the structural member.

#8. The use of the beam shall be limited to a maximum span 24 times the depth of the beam from the top of slab to bottom of steel but not over 100 ft. in any case.

#9. The maximum live load shall not exceed 500 lbs. per sq. ft., loads in excess of 125 lbs. per sq. ft. shall be based on use in buildings of Class 1 and Class 2 construction.

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 22, 1938, in accordance with the above report.

169-38-SM

APPLICANT—Owens-Illinois Glass Co., owner.

SUBJECT—Insulux Glass Block (reopened February 18, 1947 re amendment of resolution to include approval of additional size blocks).

APPEARANCES—

For Applicant: Robert E. Power.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (169-38-SM)

WHEREAS, Owens-Illinois Glass Company, owner, filed March 12, 1938, an application with the Board of Standards and Appeals for approval of the material known as the Insulux Glass Block; and

WHEREAS, this material was approved by the Board July 20, 1938; and

WHEREAS, the resolution was amended on October 11, 1938 and May 20, 1941; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on February 18, 1947; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 25, 1948.

Re: Cal. 169-38-SM

Subject: Insulux Glass Block,
Amendment of Resolution to include
Approval of additional size blocks.

On July 20, 1938, the Board of Standards and Appeals approved the Insulux Glass Block in various series, sizes and face patterns under certain conditions, and on May 20, 1941, amended the resolution of July 20, 1938 to include approval of additional sizes.

A request has been made for a further amendment of the resolution of July 20, 1938 to include other sizes. The application was reopened by vote of the Board February 18, 1947.

Description

These are insulux hollow glass blocks nominally $7\frac{3}{4}$ inches by $7\frac{3}{4}$ inches by $3\frac{7}{8}$ inches and are proposed to be used in openings not exceeding 120 sq. ft. in area and with no dimension over 12 ft. in exterior walls. These blocks are known as #351, 317, 307, 350, 316, 330, 354 and 340.

Test

A panel 9 ft. $8\frac{3}{4}$ in. by 11 ft. $10\frac{1}{2}$ in. clear opening was made and subjected to a fire and hose stream test at the Underwriters Laboratories, Inc., Chicago, Ill. A copy of the report of this test, Retardant 2512, Application #46C1371, is a part of this record.

Recommendation

On the basis of these tests and the data filed by the applicant, the Committee on Test recommends that the resolution of the Board of Standards and Appeals of July 20, 1938, as amended May 20, 1941, be further amended to include approval of Insulux Hollow glass blocks, $7\frac{3}{4}$ inches by $7\frac{3}{4}$ inches by $3\frac{7}{8}$ inches, known as #351, 317, 307, 350, 316, 330, 354 and 340, for a fire-resistive rating of $\frac{3}{4}$ hour, provided the recommendations as set forth in the resolution of October 11, 1938, as amended May 20, 1941, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1938, as amended May 20, 1941, in accordance with Report of Committee on Test.

1047-41-SA

APPLICANT—Irving M. Fenichel, for U. S. Hoffman Machinery Corp., owner.

SUBJECT—Hoffman 140F. Safety Dry Cleaning Units (reopened June 29, 1948, re amendment of resolution, to include Models A1, A2, B1 and B2).

APPEARANCES—

For Applicant: Irving M. Fenichel, R. A. Schlaak and J. J. Flynn.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (1047-41-SA)

WHEREAS, Irving M. Fenichel, for U. S. Hoffman Machinery Corp., owner, filed on December 3, 1941, an application with the Board of Standards and Appeals for ap-

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proval of the appliance known as the Hoffman 140F Safety Dry Cleaning Units; and

WHEREAS, this appliance was approved by the Board on February 10, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on June 29, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1948.

Re: Cal. 1047-41-SA

Subject: Hoffman 140° F. Safety Dry Cleaning Units, Amendment of Resolution.

The Board of Standards and Appeals on February 10, 1942, approved the Hoffman 140° F. Safety Dry Cleaning Unit for voluntary use in New York City on certain conditions. Request was made for a reopening of the application and a modification of these conditions as to certain changes in the operation of the appliance. These changes would require a change in the resolution as follows:

Under the heading: The Washer: The words "or steel" should be added after "maple."

Under the heading, "the Extractor," the words "And 'direct motor driven' for models M1, M2, M-1U and M2U—should be changed to: "and direct motor belted drive" for models M1, M2, M-1U and M-2U.

Under the heading "Pressure Filter," the height of filter tank steel legs should read, "approximately 11 inches high."

Under heading "Vacuum Still Assembly," that portion relating to tank should read, "tested to withstand hydrostatic pressure up to 150 lbs." That portion relating to "sight glasses" should read, "tested to withstand a hydrostatic pressure in excess of 150 lbs."

The portion relating to the preheater chamber should read, "which is equipped with Admiralty bronze tubes, etc."

Under recommendation for approval relating to the sprinkler, it should read:

"A standard sprinkler head connected to the house water supply or made part of the sprinkler system by a three-fourth inch supply line." Relating to the interlocking device, the sentence should read:

"that an interlocking device shall be provided between the exhaust fan and drying tumbler operating mechanism so as to lock the tumbler door in case of fan failure."

Request is also made for approval of additional models which have the same operating and safety principles except that the sizes vary. These are known as Models 25, 35, 100, 160, 200. These models differ from those approved only in the following respects:

Unit No. 25—equipment for this unit is generally smaller than previously approved.

A 30" by 24" washer
A 600 or 1,000 G.P.H. pressure filter
A 17" or 20" diameter extractor
A 20 gal. capacity extractor drain tank
Two 215 gal. capacity solvent tanks
One 40 G.P.H. Vacuum still
One or two 36" by 30" or 36" by 24" tumblers

Unit No. 35—equipment for this unit is generally smaller than previously approved.

One 30 in. by 30 in. washer
One 600 G.P.H. or 1,000 G.P.H. or 1,300 G.P.H. pressure filter
One 24 in. or 26 in. diameter extractor
One 20 gal. capacity extractor drain tank
Two 115 gal. capacity solvent tanks
One 40 G.P.H. vacuum still
One or two 36 in. by 30 in. tumblers

Unit No. 100—equipment for this unit is somewhat generally larger than heretofore approved.

One 36 in. by 54 in. washer
One 200 G.P.H. pressure filter
One 40 in. extractor
Two 75 gal. capacity solvent tanks
Two 550 or 1,000 gal. capacity auxiliary tanks
One 75 or 125 G.P.H. vacuum still
Two or three 36 in. by 30 in. tumblers

Unit No. 160—equipment for this unit is somewhat generally larger than heretofore approved.

One 30 in. by 40 in. or one 30 in. by 48 in. washer, and in addition thereto one 36 in. by 54 in. washer.

One 3200 G.P.H. pressure filter, and in addition thereto one 2,000 G.P.H. pressure filter

One 40 in. diameter extractor
Two 275 gal. capacity solvent tanks
Two 550 or 1,000 gal. capacity auxiliary tanks
One 75 G.P.H. or 115 G.P.H. vacuum still
Four or five 36 in. by 30 in. tumblers

Unit 200—equipment for this unit is somewhat generally larger than heretofore approved.

Two 36 in. by 54 in. washers
Two 3200 G.P.H. pressure filters
One 40 in. diameter extractor
Two 275 gallon capacity solvent tanks
Two 550 or 1,000 gal. capacity auxiliary tanks
One 75 G.P.H. or 125 G.P.H. vacuum still
Five or six 36 in. by 30 in. tumblers.

All models have been approved by the Underwriters Laboratories, Models A1, B1, A2 and B2, under Misc. Hazard 2630; Models M1, M1U, M2 and M-2U under 2830; Models 25 and 35 under 2830A and Models 100, 160 and 200 under 2830 Vol. IV. The Hoffman Safety Tumblers were approved under Misc. Hazard 2684. Models A1 and B1 have chemical clarification for solvent. All other models have distillation for solvent. Each washer is provided with button trap and float operated solvent control valve. Auxiliary tanks to be provided, as indicated on above schedule, in connection with models 100, 160 and 200. All such tanks to be installed below units and will comply with and be protected in accordance with the rules by the Board of Standards and Appeals for "fuel oil tanks." 36 x 30 and 36 x 24 Hoffman Safety Tumbler (open end loading).

Inspection and Test

The Committee on Test, consisting of Commissioner Charles M. Blum and Chief Engineer L. V. Huber investigated the proposed changes and approval of additional models.

Recommendations

On the basis of the inspection and the data filed by applicant, the Committee on Test recommends that the resolution be amended to permit the changes requested and that Models 25, 35, 100, 160 and 200, be approved, provided all other requirements of the resolution adopted by the Board February 10, 1942, are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1942, in accordance with Report of Committee on Test.

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33-44-SM

APPLICANT—Johns-Manville Sales Corp., owner.

SUBJECT—Johns-Manville Corporation Fibretex and Johns-Manville Fibretone (acoustical materials); (reopened November 12, 1947 re amendment of resolution).

APPEARANCES—

For Applicant: E. C. Schur.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (33-44-SM)

WHEREAS, the Acoustical Construction Corp., for Johns-Manville Corp., owner, filed on January 13, 1944, an application with the Board of Standards and Appeals for approval of the material now known as Johns-Manville Fibretex and Johns-Manville Fibretone (acoustical materials); and

WHEREAS, this material was approved by the Board on January 25, 1944, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on November 12, 1947; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 15, 1948.

Re: Cal. 33-44-SM

Subject: Johns-Manville Corporation Fibretex and Johns-Manville Fibretone (acoustical materials), approval of.

The Johns-Manville Corporation, Acoustical Construction Corporation, filed a request with the Board November 12, 1947 for a reopening of the approval granted them January 25, 1944 to permit the use of their pine fibre acoustical product known as Fibretone when flameproofed with a flameproofing compound known as Albi-R for greater areas in all classes of construction in accordance with the authority as provided in Rule 1.6 of the Board's Fibre Board Rules as amended June 8, 1945.

Description

The Johns-Manville Fibretone was treated by spraying, with a commercial spray gun, with a flameproofing compound known as Albi-R consisting of ingredients described as follows: Ammonium Phosphate—24 parts; Nitrogenous resin adhesive—9 parts; Carbohydrate—3 parts; Inert pigments—2 parts; Boric acid—1 part.

Inspection and Tests

Inspection and tests were made November 20, 1947 at Columbia University. Present at the test were Commissioners Charles M. Blum and Edwin W. Kleinert of the Committee on Test, Messrs. L. Green, Jr. and E. A. Scherr of Johns-Manville Sales Corp., Mr. M. Altman, Albi Chemical Corporation, Messrs. T. Garvin and H. Willis of E. and F. King Co., Inc.

The test procedure was in accordance with Fire Test Requirements of Federal Specification for Acoustical Units, Prefabricated, designated SS-A-118, Section F-2C(2) which covers "slow burning and combustible materials." The complete report of the test is on file with the application.

Recommendation

On the basis of the foregoing data and the report of the test on file with this application, the Committee on Test recommends that the Johns-Manville Corporation product made of pine fibres known as Fibretone be approved for voluntary use when treated at the fac-

tory or in the field by spraying Fibretone on the exposed surfaces with a mixture of Albi-R consisting of ingredients described as follows: Ammonium Phosphate—24 parts, Nitrogenous resin adhesives—9 parts, Carbohydrates—3 parts, Inert pigments—2 parts and Boric Acid—1 part, be used on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling Area (sq. ft.)
1	5000*
2	5000*
3	6000
4	No limit
5	6000
6	6000

* In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%.

If the treatment is applied in the field one full coat of a color differing from the Fibretone shall be used to insure covering the entire surface to be treated. In all other respects, the material shall comply with all the requirements of the approval granted January 25, 1944 except that if the treatment is applied at the factory each package shall carry in addition to the labeling requirements contained in the Resolution adopted January 25, 1944 the additional words, "Fire Treated" so as to distinguish this product from the untreated product.

It is further recommended that this product even when fire treated be backed up solidly (tightly) without air space by an incombustible backing, such as concrete, cement plaster, asbestos cement building board, or similar material, and each tile be secured by four 6-penny nails in addition to an approved cement, as tested.

(Sgd.) CHARLES M. BLUM,
Commissioner.

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of January 25, 1944, in accordance with the above report.

289-46-SM

APPLICANT—Colonial Art Stone Corporation, owner.

SUBJECT—Glastone (lightweight concrete masonry unit faced with "Vitrolite"), approval of.

APPEARANCES—

For Applicant: Louis Guzzetti.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (289-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1948.

Re: Cal. 289-46-SM

Subject: Glastone (Lightweight concrete masonry unit faced with Vitrolite) approval of.

Colonial Art Stone Corp., 722 Nepperhan Avenue, Yonkers, N. Y., filed April 22, 1946, an application with the Board of Standards and Appeals for approval of Glastone (Lightweight concrete masonry unit faced

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with Vitrolite) under the provisions of C26-309 and C26-545 Administrative Building Code and the Rules of the Board adopted under Cal. 465-44-SR. Rules on Exterior Veneering Materials.

Description

Glastone is a lightweight concrete masonry unit faced with "vitrolite" a structural glass manufactured by Libbey Owens Ford Glass Co. of Toledo, Ohio.

The material is intended for use as a veneer or ashlar facing when backed by 1 1/4" to 4" of concrete and as a load bearing masonry unit when backed with 8" of concrete.

The vitrolite facing is mechanically fastened to the concrete backing by the use of .01 copper metal rim extending around the perimeter of each section of vitrolite and set in the concrete backing. Between the back of the vitrolite and the face of the concrete backing 1/4" of mastic is applied before pouring the concrete on the vitrolite facing. The purpose of the mastic is to afford a plasticity factor for the expansion and contraction of the vitrolite.

The concrete backing of each section of Glastone is made with shoulder thereby leaving the vitrolite facing entirely free of weight.

Inspection and Test

The plant of the applicant was inspected February 2, 1948 by J. A. Darts, Engineering Division Committee on Test and Messrs. Guzzetti and Golino representing the applicant. Four test samples were made and identified. The samples consisted of a Glass Tile Facing with ribbed back, bonded to a concrete backing with an asphalt cement and copper stripping giving a total thickness of 2". The overall size of the sample was 6" x 6" by 2 inches and the size of the tile was 5 7/8 inches by 5 7/8 inches. The concrete backing was a 1:3 1/2 mix using a light weight aggregate. The identified specimens were tested March 25, 1948 at Haller Testing Laboratories in the presence of Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Test and Mr. Guzzetti representing the applicant. The results were as follows:

Bond Test	Average 4 specimens	19.1 P.S.I.
Compression Test	Average 4 specimens	2944 P.S.I.
Absorption	Average 4 specimens	15.6%

Recommendation

On the basis of the inspection and test and data filed with the application the Committee on Test recommends the approval of Colonial Art Stones Glastone (Lightweight concrete masonry unit faced with Vitrolite) on condition that the requirements of Sections C26-544.0 through C26-554 and the Rules of the Board adopted under Cal. 465-44-SR; Rules on Exterior Veneering Materials be complied with. The Committee further recommends that each container that Glastone is packed or marketed in be tagged or stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 289-46-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

807-46-SM

APPLICANT—The Goldsmith Metal Lath Co., owner.

SUBJECT—Goldsmith Metal Lath, approval of.

APPEARANCES—

For Applicant: Robert C. Isaacs.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (807-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 15, 1948.

Re: Cal. 807-46-SM

Subject: Goldsmith Metal Lath, Approval of.

The Goldsmith Metal Lath Co. filed on October 14, 1946 an application with the Board of Standards and Appeals for approval of Goldsmith Metal Lath under the provisions of C26-1780.b and C26-458.0, C26-459.0 and C26-460.0 of the Administrative Building Code as amended or to be amended.

Description

The materials are manufactured at the applicant's plant at Cincinnati, Ohio, of open hearth copper bearing black or galvanized steel. The laths are fabricated from certain sized blanks of which lengths and gauges as necessitated by required weights of finished products. The laths are produced by rotary type machine; the slitted sheet is expanded as it leaves the original operation. The sheets are bundled with a weight identification tag, after which those required to be painted are dipped, dried and stored ready for shipment. Each bundle consists of 10 sheets, 8 ft. by 27 inches or 20 sq. yds.

Inspection and Check

These materials were inspected and checked at the plant of the applicant at Cincinnati, Ohio. Typical specimens were selected at random, measured and weighed.

Sample No.	Lath	Thickness	Average Weight
1	Goldsmith 2.5 # Diamond Copper Bearing Lath	.0186	2.43 lbs. sq. yd.
2	Goldsmith 3.4 # Copper Bearing Lath	.0261	3.33 lbs. sq. yd.
3	Goldsmith 3.4 # Galvanized Lath	.0263	3.38 lbs. sq. yd.
4	Channels—3/4" Cold Rolled Channels Corner Bead	.061	305 # per 1000 lin. ft.
5	1 1/2" Cold Rolled Channels	.064	476 # per 100 lin. ft.
6	2 1/2" Short flanged base screed 1/2" base screed	26 gauge	
7	Curved point base screed	26 gauge	

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Goldsmith Metal Lath Company's Metal Lath and Metal Lath accessories, as follows:

Lath weighing less than 3 lbs. per sq. yard be approved for use as a substitute for combustible lath

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under C26-458.0; such lath, however, shall weigh not less than 2½ pounds per sq. yd. Lath weighing three pounds per square yard or over be approved for use as a metal lath under C26-459.0 and C26-460.0, when installed in accordance with the requirements therefor. All accessories listed are approved when installed under the requirements of the Administrative Building Code under C26-191.0 and C26-178.0. The 1½" cold rolled channels may be accepted under C26-461.0-2a until the war emergency is over. The ¾" cold rolled channels are recommended under C26-460.0 for uses contained therein.

It is further recommended that the use of these materials be limited to the specific uses permitted for each type of lath; that it be applied as provided for in the pertinent provisions of the Administrative Building Code. In cases where no specific requirements exist, the material may be installed in accordance with the manufacturer's specifications.

It is also recommended that the material shall be manufactured and applied as provided for herein, except that lath weight shall be permitted a tolerance of 5%. Each bundle or container shall be labeled or stamped, as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #807-46-SM." Where the lath weight is less than 3 pounds per sq. yd., such lath shall bear additional wording, reading: "This metal lath may only be used where combustible lath is permitted." (Unless Code is amended to permit lighter weight as fireproof lath).

It is not intended, however, that the prohibition of C26-458.0ab apply to lath weighing less than three pounds per square yard, as herein recommended for approval. The installation of such lath, however, shall comply with all requirements of the Code for metal lath, as provided in C26-459.0.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

201-47-SA

APPLICANT—Charles C. Waite, for Standard Products Co., owner.

SUBJECT—Snead Automatic Cup Beverage Dispensing Machine, approval of.

APPEARANCES—

For Applicant: Charles C. Waite.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (201-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 9, 1948.

Re: Cal. 201-47-SA.

Subject: Snead Automatic Cup Beverage Dispensing Machine, approval of.

Charles C. Waite, owner, filed Aug. 19, 1946 an application with the Board of Standards and Appeals

for approval of the Snead Automatic Cup Beverage Dispensing Machine under the provision of C19-96.0 Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

This is a coin operated semi-portable dispenser designed to serve automatically in paper cups cooled carbonated water drinks when supplied with drinking water, syrup and carbon dioxide gas. The refrigerant system is charged with 3 lbs. Freon 12. The machine is designed to be connected to the city water supply. It is provided with a service cord for plug in attachment to a source of electrical supply. The refrigerant system comprises a fan cooled hermetic condensing unit, a dry expansion cooling coil submerged in an impounded water bath which cools the carbonator and syrup tank. The operation of the motor is controlled by a thermostat responsive to the temperature of the water tank. City water piped to the machine with copper tubing passes through the filter and pressure reducing valve. From this point the water is pumped to the uncooled system including the surge tank which is maintained at a controlled pressure by the pump and pressure switch. The solenoid valve permits water as required to flow through the water cooling coils into the carbonator. This carbonator also being connected to the CO₂ cylinder the delivery pressure of which is controlled by the CO₂ regulator. Upon inserting a coin the valve operating motor is energized making one complete revolution its operation being controlled by a relay and suitable switches, by means of a lever and ratchet the rotary valve is moved ¼ turn delivering drink into the cup. The function of the surge tank is to prevent water hammer and too frequent operation of the pump. The water level in the carbonator is maintained by the solenoid valve in conjunction with an electric water level control. The condensing unit is a Kelvinator unit. It comprises a ⅓ H.P. 115-V. 60 cy. capacitor, start motor compressor assembly rated at 4.8 amp., a fan cooled condenser shell type receiver and motor and overhead relay. Steamless annealed copper tubing having a minimum wall thickness of 0.035 in. is employed for refrigerating lines a 165° F. fusible plug is provided on the receiver as a pressure relief valve. The A coil type cooling unit is made of 2 and ½ inch O.D. copper tubing .035 in wall thickness.

A thermostatic expansion valve is employed for refrigerant control. The device has been approved by the Underwriter Laboratories, Inc. Report Safety Appliance #967 Applic. 46C 1482.

Inspection and Test

The device was inspected and tested at the Pepsi-Cola Plant at Long Island City and found to function as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Messrs. Hoffman, Blake and Howe representing the applicant. The device has been examined by the Department of Health and the Department of Water Supply, Gas and Electricity.

Recommendation

On the basis of this inspection and test and the data furnished by the applicant the Committee on Test recommends the approval of the Snead Automatic Cup Beverage Dispensing Machine for use in New York City when installed and operated in accordance with this report and Art. 18 of Chap. 19 Administrative Code and the Submerged Inlet Rules of the Board of Standards and Appeals provided the appliance bear a label permanently affixed reading "Approved by the

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Board of Standards and Appeals for use in New York City under Cal. #201-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

304-47-SA

APPLICANT—International Combustion Corp., owner.

SUBJECT—International Combustion Corp., Oil Burners, Series 60 and 70, approval of.

APPEARANCES—

For Applicant: Frederick P. Brand.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (304-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 13, 1948.

Re: Cal 304-47-SA.

Subject: International Combustion Corp.
Oil Burners, Series 60 & 70,
Approval of.

International Combustion Corp., filed on April 7, 1947 an application with the Board of Standards and Appeals for approval of the International Combustion Corp. Oil Burners, Series 60 and 70, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These models, Series 60 and 70 burners are industrial burners, and are identical except that the first fires horizontally while the latter fires 15 degrees downward. They are external, steam or air atomizing type burners. The atomizing agent leaving a streamlined calibrated orifice meets a film of fuel oil at right angles and breaks it into a finely atomized spray.

This burner has a throttling range of ten to one. It can be calibrated to provide a conical flame or a flat flame, from a straight fire to a spread of about 5 feet in 4 feet. By the nature of the atomizing agent it is well adapted to break up the heavier grades of fuel oil.

The burner does not require that the fuel oil be heated at high temperatures or delivered at high pressures. In general practice, using a typical No. 6 fuel, the pressure is maintained at 20 p.s.i.g. and the temperature at 180°F. Atomizing agent is dry, saturated or slightly superheated, steam at any pressure from 30 to 150 p.s.i.g. Where wet steam is supplied, equipment is installed to remove the moisture from the steam supplied to the burner. Compressed air can be used instead of steam for starting up service or for regular operation.

The following table gives the maximum capacities of the various size burners.

Horizontal Burner No.	15° Downward Burner No.	Maximum Capacity in G.P.H.
61	71	15
62	72	45
63	73	125
64	74	250
65	75	500

An approved electric preheater is used for starting the burner and may be cut out and an approved steam or hot water preheater supplied.

The controls are manual or a semi-automatic Brooks or equal Combustion Control can be used. An interlocking valve is provided between the oil lines and the air or steam lines.

Inspection and Test

Inspection and test of this burner was made at 235 Greene Street, Brooklyn. Present at the test were Commissioner Edwin W. Kleinert and Chief Engineer Leslie V. Huber of the Committee on Test and F. P. Brand, representing the applicant. The burner was operated within its range and functioned properly with no flarebacks. A check of the flue gases showed 13½% CO₂ content with a stack temperature of 550°F.

Recommendation

On the basis of this inspection and test and the data furnished by the applicant, the Committee on Test recommends the approval of the International Combustion Corp. Oil Burners, Series 60 and 70 for use in New York City in commercial and industrial operations, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner is operated under the supervision of a licensed operator and provided the burner bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #304-47-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

500-47-SM

APPLICANT—Metal Door Association, Inc., for the following metal door owner-manufacturers listed below.

SUBJECT—A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp., approval of.

APPEARANCES—

For Applicant: B. K. Weingrad.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (500-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1948.

Re: Cal. 500-47-SM

Subject: 1½ Hour Flush Type Door, Approval of.

The Metal Door Association, Inc., of Brooklyn, New York, as applicant, filed on May 15, 1947, an application with the Board of Standards and Appeals for approval of a One and One-half Hour Flush Type Door under the provisions of C26-178.0.b and C26-660, C26-661 and C26-662, Sec. 4, Subdiv. 10, Multiple Dwelling Law, in behalf of the following owner-manufacturers:

A.B.C. Kalamein Door Company
2017 Bronx Street, Bronx, New York
Acme & Dorf Metal Door Corp.
1348 Southern Blvd.
Bronx, New York
Acme Kalamein Door & Sash Company
52 West 18th Street
New York, N. Y.
Ajax Metal Door Corp.
226 East 144th Street
New York, N. Y.
Chapman Metal Products Co., Inc.
213 East 144th Street
New York, N. Y.
City Steel Door Company
820 Whittier Street
Bronx, N. Y.
Empire Door Company
435 Southern Blvd.
Bronx, N. Y.
General Fireproof Door Corp.
900 Whittier Street
Bronx, New York
Greenpoint Metal Covered Door Company
153 Greene Street
Brooklyn, N. Y.
International Fireproof Door Company
76 Lexington Avenue
Brooklyn, N. Y.
National Kalamein Company, Inc.
420 Lexington Avenue
Brooklyn, N. Y.
Pioneer Fireproof Door Company
1360 Garrison Avenue
Bronx, N. Y.
Reliable Fireproof Sash & Door Corp.
610 Warren Street
New York, N. Y.
Richmond Fireproof Door Company
Richmond, Indiana.
Royal Kalamein Door Company
161 Jamaica Avenue
Brooklyn, N. Y.
Triangle Fireproof Door & Sash Co.
245 Russell Street
Brooklyn, N. Y.
Universal Bronze & Steel Door Company, Inc.
222 Siegel Street
Brooklyn, N. Y.
Williamsburg Fireproof Products
42 Quay Street
Brooklyn, N. Y.
World Steel Products Corp.
448 Tiffany Street
Bronx, N. Y.

Description

The test sample was a full-sized door assembly, consisting of a metal-covered flush type door, 3 ft. 17½ inches wide by 6 ft. 11½ inches high mounted in a pressed steel combined door frame and buck, set in

the masonry wall of the furnace door. The wood stiles and rails were covered on the exposed and unexposed faces with 24 gauge steel. The stiles and rails were 4¾ inches wide by 5¼ inches overall and 1-11/16 in. thick. The panels were ⅛ inch asbestos on both sides covered on inside with #30 g. steel glued to the asbestos. The door was hung on one-and-one-half pairs of 4½" by 4½ in. half surface butts located 7½ inch, 3 ft. 3 in. and 5 ft. 10½ in. from the bottom and fitted with a mortise double latch located 3 ft. 2 in. from bottom edge of door.

Inspection and Test

A 1½ hour fire test of the door was conducted at Protexol Testing Laboratories at Kenilworth, N. J. on April 5, 1948. Present at the test were Commissioner Charles Blum of the Committee on Test; B. K. Weinograd, M. Dorf, S. Levine, G. S. Nobles, P. Peele, M. Wainer, E. Weisfeld, A. B. Graine and B. Hecht, representing the applicant. A report of this test by the Protexol Testing Laboratory dated April 16, 1948, Test #156, is a part of the record in this application.

Recommendation

On the basis of this inspection and test the Committee on Test recommends the approval of the 1½ Hour Flush Type Door as manufactured by the herein listed owner-manufacturers for use as a protection of openings in fire partitions (1½ hour) under Section C26-661.0, as a protective opening in fireproof partitions (¾ hour) under C26-662.0 Administrative Building Code and for use under the Multiple Dwelling Law, which provides for a rating of one hour when used in fireproof partitions, when constructed and hung strictly in accordance with the specifications herein set forth. All opening protective assemblies manufactured under this approval shall comply with the Rules of the Board of Standards and Appeals for the Inspection of Opening Protective Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

791-47-SM

APPLICANT—Convisor and Company, owner.

SUBJECT—Conviser Concrete filled steel columns, heavy weight series, approval of.

APPEARANCES—

For Applicant: I. M. Conviser.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (791-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 791-47-SM.

July 7, 1948.

Subject: Conviser Concrete Filled Steel Columns,
Heavy Weight Series; approval of.

Convisor and Co., Glenmore Avenue, Brooklyn, N. Y.,
filed August 26, 1947 an application with the Board of

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Table of Safe Carrying Concentric Loads
Load in Kips—Length in Feet

Dia.	Shell Thickness	8-	9-	10-	11-	12-	13-	14-	15-	16-	17-	18
3½"	0.216	33.0	30.0	27.4	24.5							
5"	0.247	68.6	65.0	61.4	58.3	54.2	51.1	48.0	44.5			
6⅝"	0.28	117.9	113.1	109.2	105.3	100.6	95.8	92.0	87.2	83.3	79.0	
8⅝"	0.322	200.6	194.6	190.0	185.5	179.5	175.0	170.4	165.9	159.8	163.8	150.8

Standards and Appeals for approval of Conviser Concrete Filled Steel Columns, Heavy Weight Series, under the provisions of C26-191.0 Administrative Building Code.

Description

These columns consist of Standard thickness steel shell pipe of the following diameters, and shell thickness:

3½" O.D. x 0.216 shell thickness x 10' 9⅞" long
5" O.D. x 0.247 shell thickness x 15' 7" long
6⅝" O.D. x 0.28 shell thickness x 16' 9¾" long
8⅝" O.D. x 0.322 shell thickness x 18' 5½" long

filled with a mixture of concrete consisting one part approved Portland Cement, one and one-half parts sand and three parts crushed stone with five gallons of water per bag of cement. The concrete was poured into the tubes, and vibrated in order to give a compact mass. Top Plates and Base Plates of the following sizes were welded onto the tubes.

Tube O.D.

3½" Top Plate ⅜"x 8"x 8" Base Plate ⅝"x 8"x 8"
5" Top Plate ¾"x10"x10" Base Plate 1"x10"x10"
6⅝" Top Plate 1"x10"x10" Base Plate 1½"x14"x14"
8⅝" Top Plate 1"x10"x10" Base Plate 1⅞"x16"x20"

The concrete was allowed to set for 28 days and then the columns were load tested at Columbia University. The make-up of the test columns was witnessed by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. I. M. Conviser representing the applicant, at the applicant's plant, April 22, 1948. The Load test was witnessed by Mr. J. A. Darts, Engineering Division, May 22, 1948.

Result of Load Test at Columbia University

Material Concrete Filled Steel Columns
How Tested Compression
Bedded None (Shimmed as necessary)
Diameter O.D. ... 3½" 5" 6⅝" 8⅝"
Shell Thickness ... 0.216 0.247 0.28 0.322
Steel Area 2.23 3.69 5.58 8.40
Concrete Area 7.39 15.95 28.89 50.03
Tested Length
(inches) 129⅞ 187 201¾ 221½
Load at Failure...99,300 190,000 311,500 515,000
Failed By Buckling at mid height

The safe carrying load will be based on the following formula:

$$P = (A_c + 12 A_s) \times \frac{1}{D} (1600 - 24 \frac{L}{d})$$

Where P—Safe Carrying Load

A_c—Area of Concrete

A_s—Area of Steel

L

—=length of column in inches divided by outside diameter.

Limit of length=40 Diameters

The ultimate loading at failure being 3 times the computed load as figured by the above formula for the greatest length tested, the safe carrying concentric load on Conviser Concrete Filled Steel Columns, Heavy weight series will be as indicated in Table above.

As a result of the test load exceeding three times the computed safe load it is recommended that the Conviser Concrete Filled Steel Columns, Heavy weight series, filled with concrete of a mix as herein described in sizes of 3½"; 5"; 6⅝" and 8⅝" be approved for use in New York City in accordance with the table of safe carrying Concentric Loads on condition that all edges of the shell are to be cut true and square to the longitudinal axis by rotating the shell during cutting. All holes in caps and bases for bolts, etc., are to be punched or drilled before welding. All welding must be in accordance with the requirements for the Rules for Fusion Welding of the Board of Standards and Appeals. Caps and Bases must be pressed tightly against shell before welding, and that all pipe or tube to be new, concentric and one length between bearing plates.

A ¼" inspection hole must be maintained clear through the column at the ⅓ point of length. Each column shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 791-47-SM in such a manner as to be readily discernible to an inspector even though the column is painted and erected in a building.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

878-47-SA

APPLICANT—Complete Combustion Company, owner.
SUBJECT—Nagel Process Steam Atomizing Oil Burner, approval of—

APPEARANCES—

For Applicant: Henry H. Bame.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (878-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1948.

Re: Cal. 878-47-SA

Subject: Nagel Process Steam Atomizing Oil Burner, approval of.

The Complete Combustion Company of New York, filed on November 17, 1947, an application with the Board of Standards and Appeals for the approval of

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the Nagel Process Steam Atomizing Oil Burner under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

This is a natural or forced draft manually operated gun type oil burner for use in commercial and industrial installation with fuel oil not heavier than #6 preheated.

The oil burner assembly consists essentially of four main parts:

1. The Oil Gun
2. The Flame Shield
3. The Throat Ring
4. The Register with Air Shutter

The Nagel Process converges the air for combustion upon the diverging ignited atomized oil and combustion takes place at the throat ring.

The air flow is not rotational but a straight line flow.

The oil gun consists of a burner tip having oil and steam slots connected to the burner head with oil and steam pipe, the former inside the latter. The burner head is held against the burner holder by a tee handle yoke clamp. This clamp is hinged to the burner holder and when loosened and swung down the oil gun may be removed by the handle attached to the burner head.

The burner holder is tapped for oil and steam pipe connection.

This burner cap attached to the oil and steam tubes encloses the oil plug and burner tip. The Register may be used with either natural induced or forced draft and has a cylindrical air shutter when using forced draft. Steam entering the burner tip radially impinges upon the entering small stream of oil at high velocity, causing the atomization of the oil as it leaves the tip orifice.

The diffuser Cone (Flame Shield) is different in design and operation from the conventional types. It is so designed in size and detail as to retain the atomized oil within its boundaries for a much longer time. Sufficient air is permitted to meet the atomized oil within the Flame Shield to insure its ignition. The incomplete combustion of the atomized oil "shielded" from the combustion air converts the oil to a vapor.

The Air-Register, used with this Process has no air-vanes and supplies a non-rotating air flow to the Shield and Throat. It is provided with movable cylindrical gates for the exclusion of the combustion air when the burner (oil gun) is not in use.

The air for combustion passes over the Flame Shield and is made to converge upon the ignited oil and vapor issuing therefrom. The ignited oil and vapor is projected out of the flame shield in a conical pattern but upon meeting the converging combustion air this pattern is changed to a cylindrical cross-section. This intimate mixture causes immediate and rapid combustion as it passes through the throat.

The flame from the Nagel Process is a cylindrical mass of highly volatile vapor and burning gas surrounded by an envelope of preheated air. The initial combustion at the throat produces high temperatures within the mixture. This exists throughout the length of the flame causing rapid gasification and accelerated combustion. The end products of this complete combustion is CO₂ and water without soot or smoke.

Oil is delivered to burner at a pressure of 60 lbs. p.s.i. A manual control valve is provided in the oil line to prevent abnormal discharge of oil. The parts of the burner are interchangeable and are provided with rigid supports. Oil is conveyed to burner by flexible seamless bronze armored tubing not over 72 inches in length. The controls consist of interlocking valve to shut off the oil in case of steam failure, an electric switch outside boiler and an emergency cut-off, a re-

mote control valve and a relief valve in suction line outside boiler room.

Inspection and Test

An installation of this burner was inspected and tested at 64 Irving Street, Brooklyn and found to operate without flarebacks or undue carbon deposits. The CO₂ content of the flue gases with a stack temperature of 480° F was 14%. Present at the test were Chief Engineer L. V. Huber and J. A. Darts of the Committee on Test, H. D. Bliss and H. H. Bame representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted, the Committee on Test recommends the approval of the Nagel Process Steam Atomizing Oil Burner for use in New York City in commercial and industrial installation with No. 6 fuel oil preheated, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided that an approved preheater be used, and that the Burner bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 878-47-S.A."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

957-47-SM

APPLICANT—A. P. Green, for Celotex Corp., owner.

SUBJECT—Acousti-Celotex (fire retarded with Celotex Retardant M.H.-8) approval of.

APPEARANCES—

For Applicant: A. P. Green.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (957-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

January 6, 1948.

Re: Cal. 957-47-SM.

Subject: Acousti-Celotex—Fire Retarded with Celotex Retardant M.H.-8 approval of.

The Celotex Corporation filed, on October 28, 1947, an application with the Board of Standard and Appeals for approval of Acousti-Celotex fire retarded with Celotex retardant. M.H.-8 under the provisions of C26-178.0.b of the Administrative Building Code and 1.6 Insulated Fibre Board Rules as amended June 8, 1945, effective July 2, 1945 under Cal. 170-39-SR.

Description

The Acousti Celotex Cane Fibre Tile was treated by spraying on the face of the tile the Fire Retardant M.H.-8. M.H.-8 is a coating which comprises, roughly

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25% of selected pigment 25% of a thermoplastic resin plastic and 50% of a phosphate of ammonia. There is also present a dispersing and water repellent substance which is less than 1% of the total.

Inspection and Test

Inspection and Test was made November 26, 1947 at Columbia University. Present at the Test were Comm. E. W. Kleinert and Mr. J. A. Darts, Engineering Division of the Committee on Test; Messrs. A. P. Green, W. R. Oates and B. Savage of the Celotex Corporation and Mr. M. Brennan of Jacobson Co.

The Test procedure was in accordance with Fire Test Requirements of Federal Specifications, for Acoustical Units, Prefabricated designated SS-A-118 Section F-2C (2) which covers "slow burning and combustible materials." The complete report of the test is on file with the application.

Recommendation

On the basis of the foregoing data, and the report of the test on file with the application, the Committee on Test recommends that the Celotex Corporation's product made of Cane Fibre and known as Acousti Celotex be approved for voluntary use when treated at the factory or in the field by spraying Acousti Celotex on the exposed surfaces with a mixture of M.H.-8 consisting of ingredients described as follows:

25% of a selected pigment 25% of a thermoplastic resin plastic and 50% of a phosphate of ammonia, be used on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling Area (sq. ft.)
1	5000
2	5000
3	6000
4	No Limit
5	6000
6	6000

In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%.

If the treatment is applied in the field, one full coat of a color differing from the Acousti-Celotex Tile shall be used to insure covering the entire surface to be treated. In all other respects the material shall comply with all the requirements of the approval granted May 7th, 1940 under Cal. 258-40-SM, except that if the treatment is applied at the factory each package shall carry in addition to the wording requirements contained in the resolution adopted May 7, 1940 under Cal. 258-40-SM the additional words "Fire Treated" so as to distinguish this product from the standard untreated product.

It is further recommended that this product, even when fire-treated, be backed up solidly (tightly) without air space by an incombustible backing, such as concrete, cement plaster, asbestos cement building board, or similar material, and each tile be secured by 4 6-penny nails in addition to an approved cement, as tested.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

968-47-SA

APPLICANT—Chrysler Corporation (Airtemp Division), owner.

SUBJECT—Chrysler Airtemp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9; Stokal Stoker Oil Fired Water Heater, Models WO-5, WO-10 and WO-15 and Viking Manufacturing Co. Oil Fired Water Heater, Models 920, 930 and 945, approval of.

APPEARANCES—

For Applicant: John E. Doke.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (968-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 22, 1948.

Re: Cal. 968-47-SA

Subject: Chrysler Air Temp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9 and to permit marketing under trade names, "Stokal Stoker Oil Fired Water Heater," "Models WO-5 and WO-10 and WO-15; and "Viking Manufacturing Co. Oil Fired Water Heaters," Models 920, 930 and 945, Approval of.

Chrysler Corp. Air Temp Division, Dayton, Ohio, filed November 5, 1947, an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9; and as Stokal Stoker, Models WO-5, WO-10 and WO-15 and Viking Manufacturing Co. Oil Fired Water Heater, Models 920, 930 and 945, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These units are jacketed type oil burning water heaters, equipped with natural draft burners of the vaporizing type and intended for use with fuel oil not heavier than No. 2, U. S. Department of Commerce standard. The burner is ignited manually and regulated automatically to burn with a high or low flame as required by the demand of the water thermostat.

The jacket is of 20 gauge metal; the tank is hot dipped galvanized, inside and out of metal. There is a dead air space between the tank and the jacket for insulation purposes.

The burner is of the pot type and is made up of 2 cast iron baffles and a sheet metal shell.

The model numbers refer to storage capacity and heating capacity only.

Operation

In operation oil flows by gravity from a separate supply tank to an Automatic Products or equal constant level valve, in which is incorporated a strainer, float valve, metering valve and anti-flooding device. From this control the oil flows into the burner pot where it is ignited manually. After the initial start, the burner operates through high and low fire dependent upon the demand. In case of flame failure, the regulating float in the constant level valve will operate to close the fuel feed valve.

Inspection and Test

A Model OWH-8 was inspected and tested May 24, 1948, at Taylor Avenue, Westbury, Long Island. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test,

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and Messrs. F. D. Halama and A. Ireland, representing the applicant.

The unit as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flarebacks or unusual carbon deposits.

Recommendation

On the basis of this inspection and test and the data filed with this application the Committee on Test recommends the approval of Chrysler Air Temp Oil Fired Water Heater, Models OWH-7, OWH-8 and OWH-9 and further recommends that permission be granted to market these devices under the trade name Stokal Stoker Model Nos. WO-5, WO-10 and WO-15 Viking Mfg. Co. Model Nos. 920, 930 and 945, for use in domestic and commercial installations with fuel oil not heavier than #2 U. S. Dept. of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board provided the unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 968-47-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

22-48-SM

APPLICANT—Saul Spina, owner

SUBJECT—Home Guardian Fire Retarder (flameproofing compound), approval of.

APPEARANCES—

For Applicant: Benjamin Bomrind.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (22-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 12, 1948.

Re: Cal. 22-48-SM.

Subject: Home Guardian Fire Retarder (Flameproofing Compound), approval of.

Saul Spina of New York City filed January 9th, 1948, an application with the Board of Standards and Appeals for approval of Home Guardian Fire Retarder (Flameproofing Compound) under the provision of C26-191.0 and C26-721.0.b. of the Administrative Building Code and the Rules of the Board for Tests for Flame-Resistive, Flameproof Materials, etc., adopted under Cal. 294-40-SR.

Description

The material is a flameproofing compound for application by dipping or spraying the material to be flameproofed. The compound consists of Sodium Boro. Phosphate in water.

Inspection and Test

The compound known as Home Guardian Fire Retarder (Flameproofing Compound) was flame tested March 22, 1948 at the Better Fabrics Testing Bureau. Present at the test were J. A. Darts, Engineering Division, Committee on Test, Mr. S. Spina the applicant and Mr. W. H. Masterson of the Laboratory.

The solution was identified as Home Guardian Fire Retarder and applied to different materials.

The solution of Home Guardian was added to water which had been heated to 120° F. in a ratio of 1 part "Home Guardian" to 6 parts of water. Mixing by stirring was continued until the "Home Guardian" was thoroughly in solution with the water. Five samples of material were treated and tested. Sample 1 Upholstery Fabric (cut pile) (Cotton and Viscose Type Rayon) Sample 2 Upholstery Fabric (Cotton and Viscose Type Rayon) Samples 3 and 4 Drapery Fabric (All Cotton), Sample 5, Light Weight Cotton. The tests were made in accordance with the methods of the Board for the determination of fire resistance of materials. Tests were made on all five samples.

There was no flashing, flaming or glowing outside the charred area in any of the five samples and the maximum glow was 1 minute 12 seconds in the charred area, this glow occurred in Sample 1.

As all glow was confined to the charred area it may be disregarded per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Home Guardian Fire Retarder possesses inherent flameproof properties and accordingly recommends approval of this material for use with materials listed.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive, Flameproof Materials, etc., adopted under 294-40-SR.

The Committee further recommends that each container in which Home Guardian Fire Retarder is marketed by Saul Spina shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 22-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

50-48-SM

APPLICANT—Athol Manufacturing Co., owner.

SUBJECT—Terson 704 FRS and Terson 503 FRS (fire resistant coated fabric), approval of.

APPEARANCES—

For Applicant: Thomas P. Milligan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (50-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 12, 1948.

Re: Cal. 50-48-SM.

Subject: Terson 704 FRS and Terson 503 FRS
(Fire resistant coated fabric) approval of.

Athol Manufacturing Company, Athol, Mass., filed, December 29, 1947, an application with the Board of Standards and Appeals for approval of Terson 704 FRS & Terson 503 FRS under the provision of C26-721.0.b. and C26-191.0 Administrative Building Code and the Rules of the Board, Test of Fire Resistive, Flameproof Material, etc., adopted under Cal. 294-40-SR.

Description

The base cloth of Terson 704 FRS is a broken Cotton Twill and the base cloth of Terson 503 FRS is a Cotton Sateen. The base cloth is then treated with a Vinyl Resin. The Vinyl resin representing approximately 70% of the ingredients in this product is a high molecular weight copolymer vinyl chloride vinyl acetate resin. In their basic form the resin is non-inflammable, hard and rigid. In order to impart flexibility to the resin an organic liquid substance known as Plasticizer is mixed with the resin and absorbed by it. Terson is made up by the organosol process, this is the baking of the resin into the fabric by infra-red rays.

Inspection and Test

Terson 704 FRS and Terson 503 FRS was flame tested at the Better Fabrics Testing Bureau March 5, 1948. Present at the test were J. A. Darts, Engineering Division, Committee on Test, T. P. Milligan, Athol Mfg. Co., and W. H. Masterson of the Laboratory.

Tests were made on Terson 704 FRS, Terson 503 FRS and the Cotton Twill Backing with the following results. There was no flashing, flaming or glow outside the charred area in any sample. The maximum time of glow in the charred area, Sample I was 1 minute, 5 seconds; Sample II 3 seconds and Sample III none.

As all the glow was confined to within the area it may be disregarded, per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendations

On the basis of the foregoing tests the Committee on Test concludes that Terson 704 FRS and Terson 503 FRS possesses inherent flame proof properties and accordingly recommends the approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Rules for Tests of Fire Resistive Flame proof materials, etc., adopted by the Board of Standards and Appeals under Cal. No. 294-40-SR.

The Committee further recommends that each container or wrapper in which Terson 704 FRS and Terson 503 FRS is marketed shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 50-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

57-48-SA

APPLICANT—Master Weld Tank & Boiler Corp., owner.
SUBJECT—Master Weld Tank & Boiler Corp., 550
Gallon Gasoline Storage Tanks, approval of.

APPEARANCES—

For Applicant: Joseph Babowsky.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (57-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 7, 1948.

Re: Cal. 57-48-SA.

Subject: Master Weld Tank & Boiler Corp., 550 Gallon Gasoline Storage Tank, approval of.

The Master Weld Tank and Boiler Corp., 420 Manida Street, Bronx, N. Y., filed January 21, 1948, an application with the Board of Standards and Appeals for approval of the appliance known as Master Weld Tank & Boiler Corp. 550 Gallon Gasoline Storage Tank for Volatile Inflammable Oils under the provisions of C19-59.0 and C19-69.0.

Description

These cylindrical tanks are of all welded construction and are fabricated from hot rolled tank steel. The shell is $\frac{1}{4}$ " thick and the heads are Standard Flanged and Dished, 42 inches in diameter by $\frac{1}{4}$ " thick. The overall dimensions of the tank are 99 inches long by 42 inches in diameter.

The joining of heads and shell is made by lap weld, the shell being wrapped around the outside of the heads. The lap of the shell over the flange of heads is 2 inches. The one piece sheet of the shell has a 2 inch lap weld outside not nearer than 90° to the line of ports. Four 2-inch threaded welding flanges are welded to the tank shell along a line at top of tank for fill and vent line. The tank weighs 1100 lbs. when empty.

Inspection and Test

A sample tank was inspected and tested by the Committee on Test at the plant of the applicant at 420 Manida Street. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division of the Committee on Test, and Mr. Joseph Baborsky, representing the applicant. The tank was subjected to a hydrostatic test of 200 pounds per square inch, thereby successfully meeting the requirement of C19-59.0.

Recommendation

On the basis of the foregoing data and test, the Committee on Test recommends that the Master Weld Tank and Boiler Corp. 550 Gallon Capacity Gasoline Storage Tank for Volatile Inflammable Oils be approved for use in N. Y. C. when constructed in conformity with this report and drawings filed with this application and when installed under the requirements of C19-59.0 and C19-69.0. It is further recommended that each tank bear a permanently affixed plate, reading "Approved by the Board of Standards and Appeals for use in N. Y. C. under Cal. 57-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

76-48-SA

APPLICANT—Chrysler Corporation, Airtemp Division, owner.

SUBJECT—Chrysler Airtemp Packaged Air Conditioners, Models 3 SCD and 5 SCA, approval of.

APPEARANCES—

For Applicant: John E. Doke.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (76-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 16, 1948.

Re: Cal. 76-48-SA.

Subject: Chrysler Air Temp Packaged Air Conditioners, Models 3 SCD and 5 SCA, Approval of.

Airtemp Division, Chrysler Corp. of Dayton, Ohio, filed November 5, 1947, an application with the Board of Standards and Appeals for approval of the Chrysler Air Temp Packaged Air Conditioner, Models 3 SCD and 5 SCA, under the provisions of C26-191.0, C19-97 and C19-98 of the Administrative Code.

Description

These units are self-contained, water cooled room coolers which function to cool, dehumidify, filter and circulate air. These units fall into a Class C system, as it employs not more than 20 pounds of Freon-12 as the refrigerant. The system is comprised of a horizontally reciprocating, three-cylinder compressor directly connected to the motor. Motor and compressor together with an oil pump directly connected to the drive shaft are all assembled in one enclosure, a shell and tube type condenser, a finned tube type cooling unit and an expansion valve.

An air circulating fan is belted to a $\frac{1}{3}$ h.p. motor. This fan draws air from the premises through the filter and across the cooling unit and forces it into the room.

Any condensate due to dehumidification is collected in a copper drip pan and flows through a pipe to a proper sink. The entire unit is housed in a single enclosure made up in two sections of No. 16 U. S. gauge sheet steel; the upper section houses the cooling section and fan, and the lower section houses the condensing unit. The copper drip pan is located between the two sections. The condenser is of steel shell enclosing a continuous $\frac{1}{2}$ " o.d. copper coil through which the cooling water passes.

The refrigerating system operates on the conventional compression cycle. On the three point manual control the movement of the handle to the first position closes the fan motor circuit; movement to the second position closes the relay circuit of the motor controller. With this arrangement the fan motor can be operated independently, but the fan must be in operation whenever the compressor motor is on.

The control assembly includes in addition to the operating controller, a magnetically operated contactor, the purpose of which is to shift the circuit of the compressor motor from the starting to the running winding.

The control panel also includes a high pressure cutout and a low pressure cutout. These cutouts operate contacts which control the relay of the controller to open the compressor circuit when predetermined high or low pressures in the system are reached. A thermostat, serving as a cold control, is also provided.

The model numbers in the application refer only to the cooling rate and the horsepower of the motor, as in all other respects they are identical.

Inspection and Test

A Model 5 SCA was inspected and tested February 8, 1948 at 586 Bay Street, Staten Island. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division of the Committee on Test; and Mr. F. D. Halama represented the applicant. The model was found to operate as designed. These units have been approved by the Underwriters Laboratories, Inc., Safety Appliance 745, Application No. 37C344.

Recommendation

On the basis of the inspection and test and the data filed with this application, the Committee on Test recommends the approval of Chrysler Air Temp Packaged Air Conditioners, Models 3 SCD and 5 SCA for voluntary use in New York City, on condition that the installations conform to the requirements of Article 18, Refrigerating Systems, of the Administrative Building Code and Article 12, Special Occupancy Structure of the Administrative Building Code. The Committee further recommends that each unit bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 76-48-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

117-48-SM

APPLICANT—Geo. A. Feld Co., Inc., for C. R. Gelert Co., owner.

SUBJECT—Airjet Ventilators and Vent Flue Caps, approval of.

APPEARANCES—

For Applicant: Gilbert B. Phelan.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (117-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1948.

Re: Cal. 117-48-SM

Subject: Airjet Ventilators and Vent Flue Caps, approval of.

C. R. Gelert Co. of Pasadena, California, filed September 19, 1947, an application with the Board of Standards and Appeals for approval of the Airjet Ventilators and Vent Flue Caps, under the provisions of C26-178.0.b Administrative building Code and Sections 76, 200 and 250 Multiple Dwelling Law.

Description

These are roof ventilators or vent flue caps constructed in rectangular or round form. The supporting

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uprights are 16 g. standard aluminum or 22 gauge galvanized steel with the vanes constructed of 20 gauge aluminum or 20 gauge galvanized steel. All vanes are horizontal; the ventilators are 22 inches in height of various lengths from 12 inches up and in width of 12 or 24 inches. The ventilators are fastened to a cant strip and nailed to the roof with 8 penny nails not less than 12" on centers and to withstand an 85 mile per hour wind.

Inspection and Test

Inspection and test of these ventilators was made at Henderson Walk and the Bowery, Coney Island and were found to function as designed. Present at test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, of Committee on Test; M. Baucksbaum and Gilbert Phelan represented the applicant. Further laboratory tests have been made at the California Institute of Technology with hot wire anemometer, showing induced throat velocities of 1060 ft. per min. with a 30 mile wind.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Airjet Ventilators and Vent Flue Caps for use in New York City, under the provisions of C26-191.0 Administrative Building Code and Sections 76, 200 and 250 Multiple Dwelling Law when installed in accordance with this report and provided that device bears a label permanently affixed, reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. #117-48-SM.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

211-48-SM

APPLICANT—Concord Paint Co., Inc., owner.

SUBJECT—Con Glaze Elastic Glazing Compound, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (211-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1948.

Re: Cal. 211-48-SM.

Subject: Con Glaze Elastic Glazing Compound; approval of.

The Concord Paint Co., Inc., Hunts Point Avenue, New York City, filed March 8, 1948 an application with the Board of Standards and Appeals for the approval of Con Glaze Elastic Glazing Compound for use to seal glass to metal or wood sash under C26-178.0.b Administrative Building Code.

Description

Con Glaze Elastic Glazing Compound is composed of a mixture of 87% Pigment and 13% Vehicle. The pigment is 95% calcium carbonate whiting and the vehicle is a compound of slow oxidizing vegetable oils with non-oxidizing resin.

It is knife grade and works readily and smoothly under a knife without crumbling or cracking and after working in the hands shows good plastic qualities without slimeiness or stickiness and adheres satisfactorily to a surface to which it has been applied.

Tests on Con Glaze Elastic Glazing Compound for compliance with Fed. Specification TT-P-781.a were made at the Hildreth and Co., Inc. File No. 7380 a copy of which is on file with the application.

Inspection and Test

The material was inspected and tested April 13, 1948 at the office of the Board. Present were Chief Engr. L. V. Huber and J. A. Darts Engineering Division, Committee on Test and Mr. Boos representing the applicant. The material conforms to specification as to keeping qualities.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the Concord Paint Co., Inc. Con Glaze Elastic Glazing Compound for use in New York City under the provisions of C26-191.0 provided each can or container of the material bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 211-48-SM.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

330-48-SM

APPLICANT—Imre Chairman, for Allied Ventilating Systems, Inc., owner.

SUBJECT—Allied Ventilating Systems, Inc., Paint Storage Cabinet, approval of.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (330-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1948.

Re: Cal. 330-48-SM.

Subject: Allied Ventilating Systems, Inc., Paint Storage Cabinet; approval of.

Imre Chairman, for the Allied Ventilating Systems, Inc., filed April 12, 1948 an application with the Board

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of Standards and Appeals for the approval of the Allied Ventilating Systems, Inc., Paint Storage Cabinet under the provisions of the Paint Spraying Rules of the Board adopted under Cal. 353-30-SR.

Descriptions

These cabinets are a double wall metal cabinet made of #14 gauge metal. These cabinets range in size from 40 gallon capacity to 200 gallon capacity. The larger sizes have a cradle inside for the storage of barrelled paints and thinners. This metal cradle is on rollers for easy access to the barrels. The cabinets are equipped with a vent ranging in size from 4" to 6" diameter, depending on the capacity of the cabinet, which enables the cabinet to discharge air and to refresh the air supply within the cabinet. The doors of the cabinets are of the same metal as the rest of the cabinet and are of the self-closing type equipped with a 3 point latch and 3 self-closing hinges.

Inspection and Test

A 200 gallon capacity cabinet was inspected and tested May 6, 1948 at 2824 Park Avenue, Bronx, New York. Present at the inspection were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. I. Chairman and J. Kwart representing the applicant. The equipment was found to comply with Rule 6.1.2 of the Paint Spraying Rules of the Board as adopted under Cal. 353-30-SR.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the Allied Ventilating Systems, Inc. Paint Storage Cabinet on condition that no more than 200 gallons of spray coating and dipping materials and thinners be stored in the cabinet at any time and the cabinets to be constructed and vented as required by the rules of the Board; Paint Spraying Rules adopted under Cal. 353-30-SR. The Committee further recommends that each cabinet bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 330-48-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

366-48-SM

APPLICANT—Wm. E. Hooper & Sons Co., owner.

SUBJECT—Fire Chief Impregnating Compound (flame and waterproofing of fabrics), approval of.

APPEARANCES—

For Applicant: P. R. Müller.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (366-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1948.

Re: Cal. 366-48-SM.

Subject: "Fire Chief" Impregnating Compound (Flameproofing Compound) approval of.

Wm. E. Hooper and Sons Co., Baltimore, Maryland, filed, April 22, 1948 an application with the Board of Standards and Appeals for the approval of "Fire Chief" Impregnating Compound (Flameproofing Compound) under the provisions of C19-161 and C26-721.0.b Administrative Code and the Rules of the Board, "Test of Fire Resistive Flameproof Materials, etc., adopted under Cal. 294-40-SR.

Description

Fire Chief Impregnating Compound (Flameproofing Compound) is composed of needed pigment for color, a fungicide chlorinated paraffine, chlorinated rubber, a solvent and antimony oxide. The compound is either sprayed or brushed onto the material that is to be flame proofed and allowed to dry. In drying, the solvent vaporized off in a short time.

Inspection and Test

Three samples of Army Cotton Duck were treated and flame tested at the Better Fabrics Testing Bureau May 27, 1948. Present at the test were J. A. Darts, Engineering Division, Committee on Test, Mr. Philys R. Muller, representing the applicant and Mr. W. H. Masterson, representing the Laboratory. These three samples were identified as (A) Eight Ounce Army Cotton Duck. (B) Ten Ounce Army Cotton Duck. (C) Number 8 Cotton Duck.

The tests were made in accordance with the methods of the Board for determination of fire resistance of materials. Tests were made on all three samples.

There was no flashing, flaming or glowing outside the charred area in any of the three samples and the maximum time of glow in the charred area was 9 minutes and 42 seconds, this occurred on sample identified as (B) (Ten Ounce Army Duck).

As all glow was confined to within the charred area it may be disregarded per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Fire Chief Impregnating Compound possesses inherent flameproofing properties and accordingly recommends approval of this material for use with Cotton Duck.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire-Resistive Flame-proof materials, etc.

The Committee further recommends that each container in which Fire Chief Impregnating Compound is marketed shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 366-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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397-48-SM

APPLICANT—Capitol Fireproof Door Corp., owner.
SUBJECT—Capitol One and One-Half Hour Test Door,
approval of.

APPEARANCES—

For Applicant: J. Marcus.

ACTION OF BOARD—Material approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (397-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 29, 1948.

Re: Cal. 397-48-SM.

Subject: Capitol One and One-Half Hour Test Door.

The Capitol Fireproof Door Corp., 442 East 166th Street, New York filed April 29, 1948 an application with the Board of Standards and Appeals for approval of a kalamein door under the provisions of C26-610.0 and C26-661.0 Administrative Code for a rating of one and one-half hours.

Description

This single protective assembly consist of a single panel kalamein door 2 ft. 11 $\frac{3}{4}$ in. wide 6 ft., 8 in. high and 1 $\frac{3}{4}$ in. thick, swinging in a pressed metal combined buck and frame. The hardware on the door consisted of one pair of 5 in. by 5 in. half surface butts and a Norwalk mortise lock.

The door was hung with a 3/32" clearance on hinge side, 5/32" clearance on top rail. The door was hung so as to swing towards the test furnace. The wood stiles top rail are 4 inch wide solid white pine and the bottom rail is a piece of white pine 9 $\frac{3}{4}$ " width. When more than one piece of lumber is used in making the bottom rail the horizontal joints are secured together with corrugated metal fasteners spaced on the face at not exceeding 1 in. from each end and the intermediate spacing at not exceeding 6 inches on center. The wood core of the stiles and rails are nailed together at each joint with 2 No. 20 penny nails. The edges of the wood core are grooved out for the panel attachment. The metal covering of No. 24 gauge metal extends around the wood core and has an extension beyond the inner edge of the wood core of not less than $\frac{3}{4}$ and inch. Into the grooved edges of the wood core is set a channel section of No. 26 gauge metal fastened with drive screws 6 inch on center. The channel section is $\frac{5}{8}$ inches deep and wide and its function is to act as a seat for the panel.

The panel is made up of two sheets of No. 24 gauge metal filled with $\frac{3}{8}$ inch asbestos board which is glued to the steel with silicate of soda. The panel moulding is formed and constructed of No. 20 gauge with meters welded and secured to the panel, rails and stiles with 2 inch barbed drive screws.

Inspection and Test

A test door was constructed at the plant of the applicant, 442 East 166th Street, N. Y., May 12, 1948. Present were Comm. C. M. Blum, J. A. Darts, Engineering Division, Committee on Test and Mr. J. Marcus representing the applicant. This door was fire tested at Protexol Testing Laboratory at Kenilworth, N. J. Report filed herewith under the supervision of Rollin C. Bastress, Director of the Laboratory. These tests, conducted May 28, 1948 were witnessed by Comm. E. W. Kleinert, J. A. Darts, Engineering Division,

Committee on Test, Messrs, J. Marcus, M. Levine, S. Sussman, H. J. Rosenblum and H. Storolin representing the applicant. The tests were conducted by R. C. Bastress assisted by F. A. Hartman; C. F. Hartman & M. J. Decker and were in accordance with the requirements of Group 5 Sub. Article 1 of Article 10 Administrative Building Code.

The test furnace was a fire brick structure 10 ft. by 12 ft. by 2 ft. with a swinging door having an opening of 63 in. by 93 in. in which the test door was set. At the end of one and one-half hour fire test the furnace door was opened and the hose stream test as provided for in Group 9 Sub. Article 1 of Article 10 Administrative Building Code was applied for a period of one minute without appreciable effect upon the structural condition of the door. After the hose stream test the latch was freed and the door swung open on its own hinges in normal fashion.

The test was conducted in conformity with the standard time temperature curve and the temperature was maintained within the allowed tolerance.

Result of Test

The opening protective assembly previously described successfully withstood the fire and hose stream test as required by the Administrative Building Code. The average temperatures during the test were as follows:

Time	Furnace Temp.	Unexposed Surface of Door Temp.
$\frac{1}{2}$ hr.	1574° F.	607° F.
$\frac{3}{4}$ hr.	1644° F.	870° F.
1 hr.	1708° F.	943° F.
1 $\frac{1}{2}$ hr.	1808° F.	957° F.

NOTE—Initial air Temperature was 80° F.

The rise in temperature of the unexposed surface was 607°-80°-527° F. for the half hour which is within the requirements of C26-610.o.e.

Recommendation

On the basis of the foregoing data, the Committee recommends the approval of the 1 $\frac{1}{2}$ hour Capitol Kalamein Door as made by the Capitol Fireproof Door Corp. of N. Y. when constructed in accordance with details as set forth herein when used alone, as an opening protective assembly as meeting the requirements of C26-610.0 (10.1.18), Administrative Building Code. Approval is also recommended under C26-661.0 (10.8.2), Administrative Building Code as a protective assembly in fire partitions having a fire resistive rating of one and one-half hours and under the Multiple Dwelling Law, Article 1, Sec. 4, Item 10, requiring an hour fire resisting assembly, and under C26-662.0 (10.8.3), Administrative Building Code, for use in fireproof partitions requiring an opening protective assembly with a fire resistive rating of three-quarter hour with size of door limited to sample tested except as otherwise permitted under C26-610.0 (10.1.18) Administrative Building Code.

For any opening protective assembly manufactured under this approval the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

EDWIN A. KLEINERT,
Commissioner,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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401-48-SM

APPLICANT—Fairview Finishing Co., Inc., owner.

SUBJECT—Fire-Bar (flameproofing process of Cotton, Rayon Cotton and Rayon Mixtures and Wool), approval of.

APPEARANCES—

For Applicant: Jerome Neuman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (401-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 24, 1948.

Re: Cal. 401-48-SM.

Subject: Fire-Bar; Flameproofing Compound, approval of.

The Fairview Finishing Co., Inc., New York filed May 3, 1948 an application with the Board of Standards and Appeals for the approval of Fire-Bar (Flameproofing Compound) under the provisions of C19-161 and C26-721.0.b. Administrative Code and the Rules of the Board "Test of Fire Resistive, Flameproof Material, etc.," adopted under Cal. 294-40-SR.

Description

The base of this compound is a Phosphoric Acid Resin which comprises about 50% of the ingredients and the balance is a mixture of stable salts. The application of this compound to the material to be flame proofed must be performed at a finishing mill and is not applicable for field application. The process of application is as follows:

- (1) Impregnation (immersion) of fabrics to be flameproofed in Fire-Bar solution for 15 seconds.
- (2) Passed through rubber squeeze rolls.
- (3) Dried at 200°F in a thermostatically controlled oven.
- (4) Cured for five minutes at 300°F.
- (5) Washed in warm water 100°F for two minutes.
- (6) Dried at 200°F.

Inspection and Test

Nine samples of material were treated and tested at the Better Fabrics Testing Bureau, Inc., May 27, 1948. Present at the test were J. A. Darts, Engineering Division, Committee on Test; Mr. Jerome Neuman, representing the applicant and Mr. Wm. H. Masterson, of the Laboratory. Samples tested were identified as follows:

- (1) Gray Upholstery (Cotton)
- (2) Buff Casement (Cotton)
- (3) Sheer Rayon
- (4) Cotton Twill
- (5) Eight Ounce Awning and Tent Duck (Cotton)
- (6) Viscose Rayon and Cotton
- (7 & 8) Twill (Cotton, Rayon and Mohair)
- (9) Cotton Velour

There was no flashing, flaming or glow either inside or outside of the charred area on any of the nine samples tested.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Fire-Bar (Flameproofing Compound) possesses inherent flameproofing properties and accordingly recommends approval of the material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in

a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive, Flameproof material, etc.

The Committee further recommends that each container in which Fire-Bar is marketed or any bolt of material which has been flameproofed by Fire-Bar shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 401-48-SM."

(Sgd.) CHARLES M. BLUM,

Commissioner,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS, JR.,

Engineering Division,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

412-48-SA

APPLICANT—Tuthill Pump Co., owner.

SUBJECT—Fuelstat, Models 30EN, 30E6N and 30E9N (oil burner fuel unit), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (412-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 28, 1948.

Re: Cal. 412-48-SA.

Subject: Fuelstat Models 30EN, 30E6N and 30E9N (Oil Burner Fuel Unit)

The Tuthill Pump Co., filed April 26, 1948, an application with the Board of Standards and Appeals for approval of the Fuelstat Models 30EN, 30E6N, and 30E9N (Oil Burner Fuel Unit) under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

The Tuthill Fuelstat is a fuel control unit consisting of pump, strainer, regulating, bypass and cut-off valve and is similar in design and construction to the model 30 LE Fuelstat approved by the Board under Cal. #568-30-SA, except that the casting housing the unit is a zinc die casting and not gray iron. There is also provided in the new models 30EN, 30E6N and 30E9N a filter element and as provided in 30LE a monel metal strainer basket. The pump elements are similar but are more easily replaced without removing entire housing. The device has been approved by the Underwriters Laboratories Report MP 596 Applic. 46C3154A.

Inspection and Test

The drawings and data submitted with this pump were considered at the office of the Board and found to be substantially in conformity with the specification of Model 30LE and was designed to function properly. Present at the conference were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test.

Recommendation

On the basis of this inspection and Test and the data filed by the applicant, the Committee on Test

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recommends the approval of the Tuthill Fuelstat Models 30EN, 30E6N and 30E9N for use in New York City in oil burner installations when constructed in accordance with this report and provided the device bears a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #412-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

417-48-SM

APPLICANT—American Cyanamid Company, owner.

SUBJECT—Pyroset D, Flameproofing Compound, approval of.

APPEARANCES—

For Applicant: K. H. Barnard.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (417-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 25, 1948.

Re: Cal. 417-48-SM.

Subject: Pyroset D (Flameproofing Compound) approval of.

The American Cyanamid Co. Bound Brook New Jersey filed May 7, 1948 an application with the Board of Standards and Appeals for the approval of Pyroset D (Flameproofing Compound) under the provisions of C19-161 and C26-721.0.b Administrative Code and the Rules of the Board "Test of Fire Resistive Flameproof Materials etc.," adopted under Cal. 294-40-SR.

Descriptions

The base of this compound is Phosphos and Urea crystals which comprises about 50% of the ingredients and the balance is a mixture of stable salts. The application of this compound to the material to be flameproofed must be performed at a finishing mill and is not applicable for field application. The process of application is as follows:

- 1) Fabric immersed in solution and passed through rubber squeeze rolls.
- 2) Same as No. 1
- 3) Dried at 200°F in a thermostically controlled oven.
- 4) Cured at temperature of 325°F for 4 minutes
- 5) Washed in warm water (100°F) with neutral soap and then rinsed.
- 6) Dried at 200°F

Inspection and Test

Seven samples of material were treated and tested at the Better Fabrics Testing Bureau Inc. May 27, 1948. Present at the test were J. A. Darts, Engineering Division, Committee on Test; Mr. K. H. Barnard, representing the applicant and Mr. Wm. H. Masterson of the Laboratory. Samples tested were identified as follows:

- | | |
|---------------------------|--------------------|
| 1) Cotton Twill Jean | 2) Cotton Duck |
| 3) Cotton and Rayon | 4) Cotton Sheeting |
| 5 & 7) Cotton Herringbone | 6) Cotton Muslin |

The tests were made in accordance with the Rules of the Board adopted under Cal. 294-40-SR for the determination of fire resistance of materials. Tests were made on all seven samples.

There was no flashing, flaming or glow, either inside or outside of the charred area on any of the seven samples tested.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Pyroset D (Flameproofing Compound) possesses inherent flame proofing properties and accordingly recommends approval of the material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive, Flameproof materials etc.

The Committee further recommends that each container in which Pyroset D is marketed or any material which has been flameproofed with Pyroset D shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 417-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

436-48-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Dravo Counterflow Gas and Combination Gas and Oil Unit Heater, Models 40, 50, 75, 100, 125, 150, 175, 200 and Types SG, SGA, GLO and GHG, approval of.

APPEARANCES—

For Applicant: George C. Cummings.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (436-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 9, 1948.

Re: Cal. 436-48-SA.

Subject: Dravo Counterflow Unit Heater, Gas Fired, approval of.

Models	40 SGA,	40 SG,
	50 SGA,	50 SG,
	75 SGA,	75 SG,
	100 SGA,	100 SG,
	125 SGA,	125 SG,
	150 SGA,	150 SG,
	175 SGA,	175 SG,
	200 SGA,	200 SG.

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The Dravo Corporation of Pittsburgh, Pa., filed May 14, 1948, an application with the Board of Standards and Appeals for approval of the Dravo Counterflow Unit Heater Gas Fired Models listed above under the provisions of C26-178.0.b and Art 11 Administrative Building Code.

Description

These are gas fired furnaces, intended primarily for industrial and commercial use. The furnace is equipped with a gas burner of the low pressure inspirating type, employing pilot ignition. The type SGA is arranged for intermittent fan operation, whereas the type SG is arranged for constant fan operation. The gas burners operate with natural, mixed, manufactured, or liquified petroleum gases.

The operation of the gas burner is similar to that of a conventional low pressure inspirating type. The type SGA, is equipped with a combination fan and limit control with a maximum setting of 250 deg. F. The type SG is equipped with a limit control with a maximum setting of 250 deg. F. The furnaces are manufactured in several sizes.

HEATER FURNACE DIMENSIONS				SG & SGA Gas Input BTU/hr.
Size	Width	Length	Height	
40	30"	41"	84"	500,000
50	30"	41"	84"	625,000
75	42"	67"	103"	937,000
100	42"	67"	103"	1,250,000
125	50"	86"	116"	1,563,000
150	50"	86"	116"	1,875,000
175	56"	92"	131"	2,190,000
200	56"	92"	131"	2,500,000

The furnace unit is rated at 224/440 Volt, 60 Cycle, 3 Phase. The burner and furnace are assembled as a complete unit.

The furnace consists of the following parts:

- Furnace Casing
- Combustion Chamber
- Main Air Fans
- Exhauster
- Main Air Fan Motor
- Electrical Wiring
- Safety Combustion Control
- Combination Fan and Limit Control
- Control Panel
- Stepdown Transformer (for 440 V. operation only)

BURNER ASSEMBLY:

SG AND SGA

- Gas Lines
- Air Inlet Adjustment
- Electric Main and Pilot Gas Valves
- Gas Burner
- Ignition Transformer
- Pilot Assembly

Power transformer rated at 440/220 Volt is mounted on the furnace casing when required.

Burner is secured to furnace casing with studs and bolts. Ignition transformer secured to two brackets welded to furnace casing. Minimum spacing 3" from pressure relief door.

SGA UNIT

- Combustion safety control—M.H. R180-B with flame rod, or, General Controls A-100-3 with thermocouple
- Electric main gas valve—M.H. V417 or equal
- Electric pilot gas valve—M.H. V435A or equal
- Magnetically operated relay—Sq. D JN-1 or equal
- Line switch—Breaker or fused knife switch
- Burner switch—Fused knife switch
- Draft damper

SG UNIT

Combustion safety control—Milwaukee Gas Specialty

Co. Model 850 with operating thermocouple

Electric main gas valve—M.H. V417 or equal

Electric pilot gas valve—M.H. V435B or equal

Line switch—Breaker or fused knife switch

Pushbuttons—Sq. D or equal

The types SG, SGA, have been approved by the Underwriters Laboratories, Inc., under MH3984.

The American Gas Association has approved the types SG and SGA under certificate No. 4—(698.0-1 and 2.0).

Inspection and Test

These burners were inspected and tested at the plant of the applicant at Pittsburgh, Pa., present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test and George Cummings, H. A. Pietsch and Walter Davidson, representing the applicant. The burners were found to operate as designed. They have been approved by the Underwriter Laboratories, Inc., Misc. Hag. 3984 Application 46C 2494A. The applicant, by letter of July 20, 1948, has withdrawn the "combination gas and oil" heater. The oil heater was previously approved under Cal. No. 991-47-SA.

Recommendation

On the basis of this inspection and Test and the data filed by the applicant the Committee on Test recommends the approval of the Dravo Counterflow Unit Heaters Gas Fired Models 40, 50, 75, 100, 125, 150, 175 and 200, SGA—40, 50, 75, 100, 125, 150, 175 and 200 SG, on condition that the heaters be installed in accordance with this report and the provisions of Art. 11 Administrative Building Code and that each heater bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 436-48-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

480-48-SM

APPLICANT—Seymour Goldschlag, for J. Alperin Company owner.

SUBJECT—Pure Linseed Oil Putty, approval of.

APPEARANCES—

For Applicant: Seymour Goldschlag.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (480-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 27, 1948.

Re: Cal. 480-48-SM

Subject: Pure Linseed Oil Putty, approval of.

J. Alperin Co., owner, filed May 24, 1948 an application with the Board of Standards and Appeals for

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approval of the J. Alperin Co. Pure Linseed Oil Putty under the provisions of C26-178.0.b of the Administrative Building Code.

Description

The material consists of a mixture of 88% chalk whiting and 12% pure linseed oil which has been thoroughly ground and mixed in a mixing machine. It is knife grade and after working in the hands shows good plastic qualities without stickiness. This putty works smoothly under a knife without crumbling or cracking and adheres satisfactorily to a surface to which it is applied after being molded in place it holds the form until set.

Inspection and Test

The material was inspected and tested at the plant of the applicant at 821 Southern boulevard on June 15, 1948. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Jacob and Irving Alperin and Charles Rottaveel, representing the applicant. The material was found to conform to A.S.T.M. designation D317-33.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of J. Alperin and Company's Pure Linseed Oil Putty for use in New York City under the provisions of C26-191.0, provided each can or container of this material bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for Use in New York City, under Cal. 480-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

501-48-SA

APPLICANT—Lanna Burner Corp., for Frank R. Lesnick, owner.

SUBJECT—Lanna Oil Burner, Models D-200, D-220, D-240, D-260, D-300, D-320, D-340 and D-360, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (501-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1948.

Re: Cal. 501-48-SA

Subject: Lanna Burner, Models D-200, D-220, D-240, D-260, D-300, D-320, D-360, Approval of.

Lanna Burner Corporation of Paterson, N. J., filed May 26, 1948, an application with the Board of Standards and Appeals for approval of the Lanna Burner Corp. Lanna Burner Models D-200, D-220, D-240, D-260,

D-300, D-320, D-340 and D-360 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Description

This is a mechanical draft gun type conversion oil burner for use with hot water or steam boilers or warm air furnaces in domestic or commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards and consists of the following assembly: blower housing, air tube, nozzle, fan motor and fuel unit and transformer. The burner is designed for pedestal mounting. The fuel unit consists of a pump, Sundstrand or equal, having a strainer and pressure regulating valve. The air tube, motor and ignition transformer and fuel unit are mounted in an aluminum housing. The motor is an Anco $\frac{1}{8}$ to $\frac{1}{4}$ h.p. Split phase 1725 r.p.m. 60 cycle 110 volts. The ignition transformer is a Newark or equal 10,000 volt secondary mid point grounded type. The nozzle is a Balofat pressure atomizing type, $\frac{3}{4}$ to three gallons per hour capacity, 80 deg. to 90 deg. angle. The fan is a Torrington. The controls consist of a Minneapolis-Honeywell pressure control P 404 Perfex Stack switch or Minneapolis-Honeywell RA #117A Protectorelay Minneapolis-Honeywell Acquastat O.120, Thermostat 711A, a Watts #60 low water cut-off and feeder.

The difference in the D-200 and D-300 series is that the D-300 series has a combustion head. The difference in the model numbers refers to the nozzle length.

Inspection and Test

A model of this burner was inspected and tested at 125th Street, Bar Harbor, Queens, N. Y. Present at the test were Chief Engineer Leslie V. Huber and J. A. Darts, Engineering Division Committee on Test; George M. Tepfer, D. Bell and R. Cohen, representing the applicant. With the oil supply cut off and a cold combustion chamber the burner was put in operation and the controls functioned to shut off the burner in 90 seconds. The burner was then put into normal operation and during the period of test the controls functioned as designed. There were no flarebacks and the flame was clean and free from soot or smoke. The combustion chamber showed no undue carbon deposits. An analysis of the flue gases with a stack temperature 400 deg. F. showed a CO₂ content of 10%.

The burner has been approved by the Underwriters Laboratories, Inc. (Misc. Petroleum 1723, Application 47C4319).

Recommendation

On the basis of the above data, the Committee on Test recommends the approval of the Lanna Burners, Models D-200, D-220, D-240, D-260, D-300, D-320, D-340 and D-360, for use in domestic and commercial installations in New York City with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burners bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 501-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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561-48-SA

APPLICANT—Petroleum Systems, Inc., owner.

SUBJECT—Petroleum Hydraulic Gasoline Storage and Delivery System approval of.

APPEARANCES—

For Applicant: A. C. Kaestner.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (561-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 8, 1948.

Re: Cal. 561-48-SA

Subject: Petroleum Hydraulic Gasoline Storage and Delivery System, Approval of.

Petroleum Systems, Inc., owner, filed June 1, 1948, an application with the Board of Standards and Appeals for approval of the Petroleum Hydraulic Gasoline Storage and Delivery System under the provisions of C19-69.0 Administrative Code.

Description

The Petroleum Hydraulic Gasoline Storage and Delivery System consists of a gasoline storage tank connected to a water supply system with gate valve, strainer, pressure reducer control valve, fill connection delivery unit, water trap, filling stand or fuel dispenser. This system uses a controlled flow of water as a motivating power, delivering fuel safely without fumes or evaporation losses. No pumps are required. When the storage tank is full of fuel, water is at a minimum level, the lower float riding the water level draws the fill unit valve closed and no more fuel can enter the tank. When the tank is empty, the water is at its maximum level. All of the fuel has been discharged through the delivery unit valve, which is closed by water raising the upper float. Water to and from the tanks is regulated by a remote controlled hydraulically operated valve. This valve applies pressure to or relieves pressure from the tank as required. When the tank is being filled, water is discharged through a gasoline trap tank and then to the sewer. When it is desired to deliver gasoline from the tank, water is run into a water leg to the bottom of the tank, displacing gasoline from the tank through the delivery unit. Gasoline is delivered through a water trap to the outlets. The delivery pressure is easily controlled by pressure reducing valve in the water supply line or through an elevated water tank.

Inspection and Test

The system was inspected and tested at the F. & M. Schaefer Brewing Co. Garage at 401 Kent Avenue, Brooklyn, N. Y. and was found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test; and A. C. Kaestner, representing the applicant. A similar system known as the Aqua System has been in use in New York City since 1927 with the approval of the Fire Commissioner.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Petroleum Hydraulic Gasoline Storage and Delivery System for use in New York City, when installed and operated in accordance with this report and the requirements of C19-69.0 of the

Administrative Code, provided each installation bears a label, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. #561-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 20, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

798-46-A

APPLICANT—Magoon and Salo, for Finland House Corp., owner.

SUBJECT—Application reopened April 13, 1948—re appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan.

APPEARANCES—

For Applicant: Maurice R. Salo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (798-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), Borough of Manhattan, was granted by the Board on October 29, 1946, on certain conditions; and

WHEREAS, the resolution was amended on April 15, 1947 and July 8, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, on application of Magoon and Salo, for Finland House Corp., owner, on April 13, 1948, the Board reopened this appeal for consideration of a new decision of the borough superintendent, affecting premises 39-41 East 50th street, north side, 250 ft. east of Madison avenue (Block 1286, Lots 31 and 131), (6th story), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1948, on Amendment to Alt. Applic. 2034/46, reads:

"5. The change of occupancy on 6th floor p.h. from caretaker's apartments to office are not in accordance with plans filed with B. S. & A."

and

MINUTES

WHEREAS, the applicant states that it is now proposed to change the use and occupancy of the 6th floor penthouse from two caretaker's apartments to offices, 12 persons; and

WHEREAS, Certificate of Occupancy 33973 issued May 4, 1948, upon Alt. Applic. 2034/46 permits the use of the building for offices from 2nd to 5th floors, inclusive, with an occupancy of 25 persons on each floor and the caretaker's apartment in the penthouse and states that the sprinkler (in part of 1st floor and cellar) was approved by the Fire Department November 21, 1947; and

WHEREAS, said certificate of occupancy is a temporary certificate issued for a period of thirty days commencing May 4, 1948; and

WHEREAS, the applicant now contends that this application for use of the 6th floor for offices is due to the great need of additional office space in the building and to permit the building to be economically sound and carry itself without subsidy; that the penthouse floor is provided with two interior stairs of fireproof materials as well as two fire escapes at the rear, which exits are more than adequate for the small area in question; that the floor load capacity of the penthouse story is 60 lbs., which is satisfactory for office use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 29, 1946, as *amended* April 15, 1947, by adding thereto:

"... that irrespective of the provisions of this resolution as to the occupancy of the penthouse, that the penthouse may be occupied for office purposes as proposed and as passed upon by the borough superintendent under Alt. Applic. 2034-46, Objection No. 5, dated March 17, 1948, and as indicated on plans filed marked 'Received March 25, 1948,' 11 sheets, *on condition* that in all other respects the resolution adopted by the Board through April 15, 1947 shall be complied with."

424-48-A

APPLICANT—Lama and Proskauer, for Manida Foundation, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Fred Wetmore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (424-48-A)

WHEREAS, Lama and Proskauer, for Manida Foundation, Inc., owner, filed an appeal from a decision of the borough superintendent, affecting premises 1295-1297 Lafayette avenue and 801-811 Faile street, northwest corner (Block 2762, Lot 27), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1948, on amendment to Alt. Applic. 85-48, reads:

"2. As height of building exceeds one story and 20 ft. same should be of fireproof construction as required by section 4.2.1 and section 3.2.1 B.C.

4. All required stairways shall go to the roof section 6.4.1.11.3 and shall also otherwise comply with Sections 6.4.1.1, 6.4.1.7.2 and 6.4.1.11,k B.C."

and

WHEREAS, the applicant states the building is 3 stories, and basement, 45 ft. in height; 50 ft. by 78 ft. in area, of Class 3 construction; erected 1925; on a lot 50 ft. by 100

ft. in area, in a business use, B area, Class 1½ height district, used and occupied since 1925, basement, janitors apartment, and nurses dormitory, 9 persons; 1st floor, nurses dormitory, office, dining room and kitchen, 9 persons; 2nd and 3rd floors, nurses dormitories, 17 persons each floor; that proposed to be used and occupied—basement—boiler room, bedrooms, janitors apartment and morgue room, 8 persons; 1st floor, convalescent home, office, kitchen and dining room, 10 persons; 2nd floor and 3rd floor, convalescent home, 17 persons each; that the building is provided with one 3 ft. 6 in. wide wood stairs with soffits plastered, enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; that there is one fire escape in the rear extending to roof by ladder and to yard by stair with direct access to street; that doors on the course of the fire escape are fireproof self-closing; that C.O. 532 issued March 28, 1925, upon completion of N.B. Applic. 2878-1924, describes the building as a 3 story brick dormitory and permits an occupancy of 12 persons in the basement, 15 on the 1st and 20 on each of the 2nd and 3rd floors; that it is proposed to convert the building to a convalescent home with the same number of bedrooms as heretofore; that the attic will remain unused; that the building has a central hall upon which all of the bedrooms exit and which leads to a 4 ft. wide exterior iron stairs to the street and to a 3 ft. 6 in. wide wood stairs terminating at the 1st floor from which there is egress direct to the street; that the building is divided into approximately equal areas with a 12 in. fire wall having a fireproof self-closing door in its one opening; that this opening serves as a horizontal means of egress; that as the number of bedrooms will not be increased and as the existing use is that of a public building the same as now proposed for the new use and as the exits are substantial and as the owner will comply with all other requirements covering this use and occupancy it is requested that this appeal be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 85-48, objections 2 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received May 10, 1948," 9 sheets, *on condition* that the basement ceiling throughout shall be fire retarded; that the stair to the basement shall have the door thereon reasonably tight fitting and made self-closing; that the attic story shall not be used for human occupancy; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is maintained as proposed and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require.

452-48-A

APPLICANT—H. Woermann, for Chas. Pfizer & Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (1st, 2nd, 6th and 8th floors); (Block 1720, Lots 11, 17 to 24 inc. and 52 to 55 inc.), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Woermann.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (452-48-A)

WHEREAS, H. Woermann for Charles Pfizer and Company, owner, filed May 14, 1948 an appeal from a decision of the fire commissioner affecting premises 602-628 Flushing avenue, south side, 225 ft. west of Tompkins avenue and 95-101 Hopkins street (Block 1720, Lots 11, 17 to 24, 52 to 55, incl.), (1st, 2nd, 6th and 8th fls.) Brooklyn; and

WHEREAS, the decision of the fire commissioner dated April 21, 1948, reads:

"This will acknowledge receipt of your letter of April 12th wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states the building is 8 stories, and penthouse; 113 ft. in height; 375 ft. by 200 ft. irregular in area at 1st floor; 354 ft. by 171 ft. irregular in area at typical floor, of Class 1 construction; erected 1947 on a lot 375 ft. by 200 ft. irregular in area in an unrestricted and business use, B and C area, Class 1 and Class 1/2 height districts, and used and occupied since 1947—basement, meter room; 1 person; 1st floor, medical department, shipping, receiving and unloading, 55 persons; 2nd floor, cafeteria, kitchen and lockers, 500 persons; 3rd floor, storage of finished products and cooperage, 10 person; 4th floor, storage of finished products, 10 persons; 5th floor, storage of finished products 10 persons; 6th floor, storage of finished products and office; 7th floor, storage of finished products, 10 persons; 8th floor, laboratories, 160 persons; penthouse, air conditioning, no persons, for which certificate of occupancy was issued December 4, 1948, upon completion of work under N.B. Applies. 1088-45; that no change in use or occupancy is now proposed; that the building is equipped with a two source sprinkler system and an approved standpipe; three 3 ft. 8 in. wide interior iron stairs, masonry enclosed, equipped with kalamein self-closing doors and extending from roof bulkhead direct to street; and

WHEREAS, the applicant states that permission is requested to smoke in the following areas—1st floor, offices, medical department, personnel department and drivers' room; 2nd floor throughout consisting of locker rooms, kitchen and cafeteria; 6th floor, offices; 8th floor, offices and research laboratories; and

WHEREAS, the applicant contends that the spaces in question on the 1st floor are used for employment offices for interviewing of sales people and employees in the plant where it is difficult to prevent smoking and the drivers room which is used by the truck drivers during their waiting period; that the 2nd floor is used for locker rooms, kitchen and cafeteria where smoking is requested throughout with the exception of the kitchen, pantry and scullery; that the 6th floor area involved is separated from the remaining floor area by masonry partitions; that the balance of the floor is used for the storage of finished products; that on the 8th floor it is desirable to provide for the proposed smoking areas for the efficient operation of the staff and to prevent surreptitious smoking in unauthorized areas; and

WHEREAS, the applicant further contends that the building is fireproof and provided with an approved sprinkler system and standpipe system; that all interior partitions are masonry or other incombustible material; that all interior doors are kalamein; that only a small portion of the use of the building can be classified as factory; that all waste paper and other inflammable waste materials will be deposited in fireproof receptacles; that signs will be provided stating that no smoking is permitted other than in the areas in question.

Resolved, that the decision of the fire commissioner dated April 21, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted throughout the building except

in the areas as proposed and as indicated on plans filed with this appeal marked "Received May 14, 1948," 5 sheets, except that all stairs and all stair hall areas shall be excluded from the smoking privilege; that such receptacles for smokers refuse shall be maintained as the fire commissioner shall direct and such signs shall be posted indicating where smoking is permitted as the fire commissioner shall determine; that the sprinkler and standpipe system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

490-48-A

APPLICANT—Leo V. Berger, for M.G.R. Realty Corp., Isaac H. Milbouer and Rose Milbouer and Han-Fulton Corporation, owners (J. W. Mays Incorporated, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18); Borough of Brooklyn.

APPEARANCES—

For Applicant: Leo V. Berger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (490-48-A)

WHEREAS, Leo V. Berger, for M.G.R. Realty Corp., Isaac H. Milbouer and Rose Milbouer and Han-Fulton Corporation, owners; Mays Department Store, lessee, filed April 28, 1948, an appeal from a decision of the borough superintendent, affecting premises 508-516 Fulton street and 10-14 Hanover place, southwest corner (3rd and 4th floors); (Block 160, Lot 18), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1948, acting on Alt. Applic. 1259-48, reads:

"1. Under Alt. 3569/44 proposed escalators from 3rd to 4th floors were shown for structural framing and location only. Question of continuing enclosures for new escalators above 3rd floor in same manner as existing escalators which were approved by the Board of Standards & Appeals under Calendar 718-38-A Bulletin Vol. 23 to be referred to the Superintendent. Denied."

and

WHEREAS, the applicant states the building is 4 stories and penthouse, 49 ft. 6 in. in height, 110 ft. by 130 ft. 2 in. in area, Class 3 construction, erected in 1895, 1928, 1888, 1932, 1924, 1947, used and occupied since 1924 in an unrestricted retail use, B area, Class 2 height district, as follows: Cellar, boilerroom and Department store, 400 persons; 1st to 4th stories, Department store, 500 on the first, 350 on each of the other stories; penthouse, offices, 30 persons; that the building is equipped with a two-source sprinkler system, interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. fireproof interior stairs from roof to street; and

WHEREAS, the applicant states it is proposed to install escalators in the 3rd to 4th floors above the existing escalators now extending from 1st to 3rd floors; and

WHEREAS, the applicant contends that the new escalators from 3rd to 4th floors will be enclosed with smoke baffles and sprinkler curtain on well opening and with steel rolling shutter on fourth floor all as indicated on plans filed with this appeal; that it is further requested that the Board permit the new escalators to be enclosed in the same manner as present escalators which were approved under Cal. 718-38-A.

MINUTES

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1259-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the escalator to be extended from the 3rd to 4th floors shall be installed as proposed and indicated on plans filed with this appeal, marked "Received April 28, 1948" (9 sheets) and shall comply with the requirements of the resolution adopted by the Board on January 31, 1939, under Cal. 718-38-A for the escalator installed in the same location from 1st to 3rd floors and now proposed to be extended from 3rd to 4th floors.

492-48-A

APPLICANT—Robert Gottlieb, for Goldman Yarn Stores, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3879-3903 3rd avenue, west side, 215.82 ft. north of Claremont parkway (Block 2919, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (492-48-A)

WHEREAS, Robert Gottlieb, for Goldman Yarn Stores, Inc., owner, filed May 25, 1948 an appeal from a decision of the borough superintendent, affecting premises 3879-3903 Third avenue, west side, 215.82 ft. north of Claremont parkway (Block 2919, Lot 35), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1948 on amendment to Alt. Applic. 292-48, reads:

"2. All portions of this Factory building above grade should be accessible to two stairways enclosed in incombustible partitions, as per Section 270 of the Labor Law. Every point of such floor must be within 100 feet of one such stairway.

"3. Since there is safe egress from Roof of this building, all stairways must lead to Roof, as per Section 270 of the Labor Law, and Rules 11 and 12 of the Factory Exit Rules.

"4. All floors used for Factory or Storage use must be adequate to sustain a live load of 120 lbs. per square foot, as per Section 7.3.2.3 of the Building Code."

and

WHEREAS, the applicant states that the building is two and three stories, 35 ft. in height, 100.47 ft. by 109.53 ft. in area, of class 3 construction, erected in 1911 and 1925 on a lot 100.47 ft. by 109.53 ft. in area, in a business use B area class 1½ height district, used and occupied as follows: cellar, boiler room, storage; 1st floor front, stores, 15 persons; rear, bath and dormitory, 200 persons; 2nd floor front, dance hall, 300 persons; rear, dormitory and bath, 100 persons; 3rd floor, dormitory and bath, 50 persons; proposed to be used and occupied: cellar, boiler room, storage and stock rooms; 1st floor front, stores, 15 persons; rear, stores and stock rooms, 10 persons; 2nd floor front, manufacturing (sewing), stock room and office, 40 persons; rear, manufacturing (sewing) stock room, 30 persons; 3rd floor, stock room, 5 persons; that the building is equipped with four interior 3 ft. 8 in. and 4 ft. wide iron stairs, two of which are fireproof enclosed, equipped with fireproof self-closing doors and lead from roof to street, and four exterior stairs or fire escape on the west court leading to court yard by stair with egress to street through fire passage; and

WHEREAS, C.O. 39 issued February 10, 1925 permits the use of the building as bath, stores and dance hall with 100

lb. liveload and describes the building as of brick construction; and

WHEREAS, the applicant has filed copy of a communication dated May 13, 1948 listing the existing violations issued by the Division of Buildings; and

WHEREAS, the applicant contends that the building was erected with an adjoining three story building at the south in 1911 as a dance hall, meeting rooms, restaurant and stores and in 1924 an extension was built in the rear for a Turkish bath and C.O. issued in 1924 for stores, bath and dance hall; that about eight years ago the south front portion, a complete building unit, was separated from the north portion at which time easements were given for the exit passageways at each end of the building as indicated on 1st floor plan filed with this appeal; that the building is now used for stores on 1st floor, factory on the 2nd floor rear south and front north; that it is proposed to legalize this use and change the dormitories and bath to storage and stock rooms; that a variation of section 270 of the Labor Law and Rules 11 and 12 of the Factory Exit Rules is requested to accept the present and proposed exits as substantial compliance; that the number of occupants for the proposed storage and manufacturing uses will be far less than the previously approved use as a dance hall and Turkish bath with two floors of dormitories; that the new stair at the north will lead to the roof; that the present fire-retarded enclosed stair at center also leads to roof; that there is a scuttle and ladder to roof in Wing C; that in Wing A the second floor is about 20 ft. high with mezzanine over stairhall; that gooseneck ladders to the roof can be installed on iron balconies leading to the street and court; that the existing floor loads for the present building are 100 lbs. for Wing A and 40 lbs. for Wings B and C with 100 lbs. on the 1st floor in these wings; that the 40 lb. liveloads are being strengthened to 120 lbs.; that, however, as the type of manufacturing proposed does not require heavy floor construction, request is made for a variance to accept the present 120 lbs. posted liveload on the 2nd floor of Wing A as substantial compliance; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, on Alt. Applic. 292-48, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

494-48-A

APPLICANT—Robert Gottlieb, for Tri-Reb Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street, 2nd floor (Block 2980, Lot 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (494-48-A)

WHEREAS, Robert Gottlieb for Tri-Reb Holding Corporation, owner, filed May 25, 1948 an appeal from a decision of the borough superintendent, affecting premises 1300-1302 Southern boulevard, east side, 184.74 ft. north of Freeman street (Block 2980, Lot 8,) Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated May 20, 1948 on amendment to Alt. Applic. 51-48 reads:

"4. Provide two fireproof stairways, as per Section 270 of the Labor Law. Present stairway and exterior passageway with drop ladder not acceptable."

and

MINUTES

WHEREAS, the applicant states that the building is two stories, 26 ft. in height, 51.15 ft. by 50 ft. and 97 ft. in area, of class 3 construction, erected in 1928, located on a lot 51.15 ft. by 100 ft. in area, in a business use B area class 1½ height district, and used and occupied since 1942 as follows: cellar, boiler room; 1st floor, stores, 15 persons; 2nd floor, stores, 15 persons; proposed to be used and occupied without change except that the 2nd floor will be used for manufacturing (sewing), 38 persons; that the building is equipped with one 3 ft. 8 in. wide fireproof stairs, fire-retarded enclosure, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof, and one fire escape on the side leading to roof by stair and to street by counter-balance drop ladder with egress through open passage at 2nd floor level; and

WHEREAS, the applicant contends that the building is designed for 120 lbs. liveload as per C.O. issued under Alt. 133-28 and has a 4 ft. wide iron stair, fireproof enclosure, from 2nd floor to street and a 3 ft. 8 in. wide open iron balcony leading to a fireproof extension roof and thence by counter-balanced drop ladder to street; that the building to the north is 3 stories and to the south one story in height; that the 2nd floor has been used since 1942 for manufacturing with an occupancy of 38 persons; that a variation of section 270 of the Labor Law is requested to accept the existing means of egress as substantial compliance; it is proposed to install a scuttle to roof in the stairhall and, if the Board requires, to replace the wooden windows on the iron passage with fireproof wire glass windows; that in view of the fact that the building is only two stories in height and the use is of a non-hazardous nature and the occupancy will be small, and in view of the fact that the area of the fire escape balcony and fireproof roof passage is about 400 sq. ft. which is more than enough to accommodate the occupants in the event of a fire, it is requested that this variation be granted; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the records of the Fire Prevention Bureau, Folder Nos. 29M1300.01 and 29M1300.02, indicate that this building has previously been made to comply with the requirements of the labor law since the beginning of 1917.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 51-48, Object. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received May 25, 1948." 3 sheets and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

503-48-A

APPLICANT—Louis F. Farrell, for Smith Street Dock Corporation owner, (Seaboard Storage Corporation, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—643-667 Smith street, Bulkhead dock foot of Smith street and Gowanus (Bay and Canal); (Block 495a), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert E. Delaney and Andrew J. Honor.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (503-48-A)

WHEREAS, Louis F. Farrell for Smith Street Dock Corporation, owner (Seaboard Storage Corporation, lessee) filed May 20, 1948 an appeal from an order of the fire commissioner, affecting premises 643-667 Smith street (Bulkhead dock at the foot of Smith street and Gowanus Canal), (Block 495a), Borough of Brooklyn; and

WHEREAS, Order 21634-LF issued by the fire commissioner dated February 9, 1948 reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

"Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men has been injured and equipment destroyed at fires on waterfront facilities.

"You are, therefore, ordered to:

"1 Provide transverse firestops beneath the Dock securely fastened to the piling and extending from below water level to the underside of the Dock deck (at which point they shall be tightly sealed) approximately at center of Dock. Section C19-161.0 Administrative Code."

and

WHEREAS, the applicant states that the dock in question is 283 ft. by 169 ft. 2½ in. in area, of class 3 construction, equipped with a sprinkler system; and

WHEREAS, the applicant contends that the order requiring transverse fire stops beneath the dock is impossible of execution and unnecessary for the vast majority of the dock due to its construction; that 90% of the dock is of crib construction which prevents the insertion of anything thereunder and such construction is a complete deterrent to fire by its very existence; that fire stops can be inserted under the small remaining portion of the pier which is not of crib construction and constitutes less than 10% of the pier; that such fire stops under such portion would constitute a fire hazard and if inserted on a line perpendicular to Smith street would prevent any efficient means of fighting a fire under the dock between the stop and the solid crib; that if the fire stop were inserted at some point parallel to the shore line it would prevent effective fighting of the fire inshore of the stop because it would prohibit a fire boat from effectively sweeping the pier inshore of the stop; that the minute portion of the dock which is the only portion that could possibly be affected by the order is completely surrounded by water and easily accessible to fire boats and land-based fire apparatus; that pile bents under this dock are separated by areas of 5 ft. each making the underside of the dock accessible; that in addition there are adequate sprinkler and other fire prevention devices on the deck of the said dock; that it is therefore requested that the Board cancel the order or take such steps as are necessary to relieve the appellant from liability in this matter; and

WHEREAS, it appears that the order is inapplicable to the pier as constructed.

Resolved, that the order of the fire commissioner, acting on Order 21634-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted* waiving the requirements for the transverse fire stops required by the order *on condition* that in all other respects the construction shall comply with the requirements therefor and maintained to the satisfaction of the fire commissioner.

504-48-A

APPLICANT—Edgar J. Moeller, for 6 East 76th Street, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6 East 76th street, south side, 150 ft. east of 5th avenue (cellar): (Block 1390, Lot 66), Borough of Manhattan.

APPEARANCES—

For Applicant: Edgar J. Moeller, T. Churchill, Jr., and T. G. Urbank.

For Administration: Samuel L. Becker and Henry T. Pheney, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (504-48-A)

WHEREAS, Edgar J. Moeller for 6 East 76th Street, Inc., owner, filed May 20, 1948 an application pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of section 177, subd. 3 of the Multiple Dwelling Law, affecting premises 6 East 76th street, south side, 150 ft. east of 5th avenue (Block 1390, Lot 66), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 30, 1948 on amendment to Alt. Applic. 374-48 reads:

"A-3. The cellar apartment now shown is contrary to the Multiple Dwelling Law. Sec. 177, sub. 3 M.D.L." and

WHEREAS, the applicant states that the building is five stories, 62 ft. in height, 25 ft. by 70 ft. in area with an extension 20 ft. deep across a portion of the rear of the plot; that the building is class 3, erected in 1895, located on a lot 25 ft. by 102.2 ft. in area, in a residence use B area class 1½ height district, and used and occupied since 1947 as follows: cellar, boiler room and one apartment; 1st to 5th floors inclusive, two apartments each; that the building is partially equipped with a one source sprinkler system of the Multiple Dwelling Law type; that there is one 3 ft. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that this is an application for variation of the provisions of the Multiple Dwelling Law as to the legality of the rear cellar apartment in a class A multiple dwelling; that under section 177, subd. 3, the cellar would be deemed a basement and as such used for apartments if the floor is at the approximate level of the rear yard and if the rear yard is 30 ft. deep at every point and the cellar adequately lighted, ventilated and habitable; that the rear yard is below the level of the cellar floor and is 27 ft. 4 in. deep throughout the height of the building except for the rear extension which occurs only at the cellar and 1st floors; that the cellar is 10 ft. high in the clear, is well lighted and ventilated and thoroughly habitable; that the cooking space and bath are mechanically ventilated to the outer air by protected metal fan ducts and electric exhaust fans; that the apartment has large windows and glass French doors opening directly on the yard; that prior to the filing of Alt. 374-48 a statement was submitted to the Department under the heading, "Remarks," a copy of which statement is filed with this appeal and an investigation made by the Department as to the reason for the issuance of a permanent C.O. on March 4, 1948 which certificate stated the occupancy of the cellar as a boiler room and storage although in fact the cellar apartment then existed and had been sold by the original owner and converter of the building to the present cooperative owner and was then being occupied; that the present owner, totally unfamiliar with the Multiple Dwelling Law, bought the apartment in good faith and had no reason to suspect that it was not in the same classification as the balance of the apartments in the building; that in view of these facts and the excellent habitability of the apartment as existing and the blamelessness of the present cooperative owner who paid a substantial sum for its purchase but had no part in its creation nor the departmental work in connection therewith and who will suffer extreme hardships if forced to lose the apartment, it is requested that the Board grant the variation herein; and

WHEREAS, the plans show that there is an adjoining yard of similar dimension on the lot adjoining to the east, which provides common light and air and in connection with a new multiple dwelling being erected at the corner of Fifth avenue and 76th street adjoining this building, there will be a court running parallel to this building from the rear

to 76th street, thereby giving the rear yard of this building additional light and ventilation; and

WHEREAS, the Board deemed that a variance of the Multiple Dwelling Law is justified in view of conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of Section 177, subdivision 3 of the Multiple Dwelling Law, pursuant to the power granted the Board under Section 310, subdivision 2 (a), paragraphs 2 and 3 thereof, and that the decision of the borough superintendent, acting on Alt. Applic. 374/48, objection A-3, be and it hereby is granted on condition that the cellar shall be arranged as proposed with only one apartment at the rear, as indicated on plans, marked "Received May 20, 1948" (2 sheets) and "July 8, 1948" (2 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and specifically to all other requirements of the Multiple Dwelling Law and the Zoning Resolution; that the open space at the rear shall be maintained of the area and dimensions as indicated thereon and shall not be further built upon; that the yard area shall be properly drained to the satisfaction of the borough superintendent.

511-48-A

APPLICANT—W. T. Grant Company, for Eight Combine Corporation, owner (W. T. Grant Company, lessee).
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1013-1019 Central avenue, (Beach 20th street) west side, 68 ft. north of Cornaga avenue, (Basement and 1st floor); (Block 212, Lot 1 & 9), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: C. A. Ellingham, John H. Morris and Paul Wolfence.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (511-48-A)

WHEREAS, W. T. Grant Company, for Eight Combine Corp., owner (W. T. Grant Co., lessee) filed May 25, 1948 an appeal from a decision of the borough superintendent, affecting premises 1013-1019 Central avenue, northwest side of Central avenue (Beach 20th street) 68 ft. north of Cornaga avenue (Block 212, Lots 1 and 9), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 24, 1948 on Misc. Applic. 1490-48 reads:

"5. Piping to each siamese shall be 5 in. in diameter Sec. 15.16 (f).

"6. Siamese must be of an approved type—3 in. by 3 in. by 5 in. located between 18 in. and 36 in. above the sidewalk level. Sec. 16.16 (g) (i)."

and

WHEREAS, the applicant states that the building is two stories, 29.5 ft. in height, 196 ft. by 160 ft. in area, of class 3 construction, erected in 1926 and 1928, located in a business use C area class 1 height district, used and occupied since 1926 and 1928 as follows: basement, storage and boiler room, 5 persons; 1st floor, stores, 600 persons; 2nd floor, bowling alley and offices, 350 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system and an interior fire alarm system; and

WHEREAS, the applicant contends as to objection 5, issued by the borough superintendent, that the Board is requested to approve the existing 4 in. piping to siamese connection on each of the three street fronts as the total floor area of the building, which is approximately 6800 sq. ft., is

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separated from the main portion of the building by an existing fire wall and both of these areas are broken up into smaller areas by partitions as indicated on plans filed with this appeal; that the majority of the partitions are fireproof and fire stopped; that due to these small areas and the ability of the walls to withstand heat, at no time during a fire would all of the heads be required to perform simultaneously, thus assuring an adequate flow of water by the existing 4 in. fire department line; as to objection 6, that it is proposed to change the existing 2½ in. by 2½ in. by 4 in. siamese to 3 in. by 3 in. by 4 in. siamese located 18 in. by 36 in. above sidewalk grade on each of the street fronts; and

WHEREAS, under Cal. 134-43-A the Board modified order 10049-LF of the fire commissioner requiring the installation of a fixed fire extinguishing system during the war emergency on condition that the wet and dry sprinkler systems in the main portion of the basement be maintained and that in the balance of the basement division walls be maintained and that such portable fire extinguishing appliances be maintained as the fire commissioner shall direct and on the further condition that no storage of excelsior or unpacked materials be carried on and as far as practical only such merchandise shall be stored as is of a non-inflammable nature and that there be installed in the floor construction of the portion over the addition to the basement at least two manholes for fire-fighting purposes.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 1490-48, objections 5 and 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sprinkler system shall be maintained as proposed and indicated on plans marked "Received May 25, 1948" (8 sheets); that such system shall be as approved by the New York Fire Insurance Exchange and that the siameses shall be of an approved type, 3" x 3" x 4", located at three points indicated, one on each street front and feeding into a 6 in. distributing header in the cellar; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that these requirements shall supersede the requirements of the Board under Cal. 134-43-A for a temporary term.

518-48-A

APPLICANT—George P. Ames, for Toni and Adolph Thoma, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—32-03 214th street, east side, 467.94 ft. north of 33rd avenue and 214-02 32nd avenue, (Block 6065, Lot 24), Bayside, Borough of Queens, (under section 35, General City Law re bed of mapped street 32nd avenue.

APPEARANCES—

For Applicant: George P. Ames, Adolph Thoma and J. Capello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (518-48-A)

WHEREAS, George P. Ames, for Toni and Adolph Thoma, owners, filed June 1, 1948, an application pursuant to Section 35 of the General City Law, relating to the erection of a building in the bed of a mapped street (32nd avenue), affecting premises 32-02 214th street, east side, and 214-02 32nd avenue, southeast corner (Block 6065, Lot 24), Bayside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1948, re N.B. Applic. 1679-48, reads:

"1. Part of this new structure lies in the bed of a mapped street contrary to Sec. 35 of General City Law."
and

WHEREAS, the applicant states the plot is 81.97 feet by 118.92 ft. in area, located in a residence use, F area, Class ½ height district, upon which it is proposed to erect a 1½ story frame one-family dwelling, 27 ft. in height, 43 ft. 2 in. by 61 ft. 8 in. in area; and

WHEREAS, the applicant contends that a variance is requested to permit the erection of a dwelling in order to develop the plot in the manner in which it would be developed if the proposed street were not on the map and in conformance with adjacent houses on the opposite side of 214th street and in the rear on 214th place; that compliance with Section 35 of the General City Law and the zoning resolution require a setback of 6 ft. from the southerly line of the plot, 15 ft. from the southerly line of proposed 32nd avenue and 15 ft. setback from the proposed east line of 214th street, which would allow a width of about 27 feet for the dwelling; that this width would be out of harmony with the dwellings erected and detrimental to such dwellings and would prohibit the owner from the best use of the property in conformity with the present development of the area; that there are existing dwellings in the bed of 32nd avenue; that to refuse permission to develop this plot as other owners in the area are using theirs or to prescribe any conditional restrictions that would adversely affect the free, normal and conforming use would be discriminatory and confiscatory; that it should not be necessary to place conditions which would "inure to the benefit of the city" when any condemnation costs would be levied on the local area; that 32nd avenue has been mapped for 18 years and no proceeding has been initiated nor is one contemplated as there are many buildings encroaching on 32nd avenue from Bell avenue east and as the cost of condemnation would be assessed against the abutting owners, and would cause their almost unanimous objection to a street opening proceeding.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 1679-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under Section 35 of the General City Law *on condition* that if the portion of the premises is taken by the city for street widening within 15 years the city shall be called upon to reimburse the owner only on the basis of the cost of the portion of the building within the bed of the proposed street as determined by the court less amortization at the rate of 7 per cent. per annum.

519-48-A

APPLICANT—James Whitford, Jr., for Fred Winrock, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1781 Victory boulevard and 576 Manor road north west corner, (Block 371, Lot 4 east part), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (519-48-A)

WHEREAS, James Whitford, Jr., for Fred Winrock, owner, filed June 1, 1948 an application pursuant to section 35 of the General City Law for the erection of a building projecting into the bed of the proposed widening of Victory boulevard and Manor road, affecting premises 1781 Victory boulevard and 576 Manor road, northwest corner (Block

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371, part of Lot 4), West New Brighton, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent dated May 10, 1948 on N.B. Applic. 130-48 reads:

"1. This proposed class 3 building to be used as 7 stores is not permitted as it will encroach into the bed of a mapped city street which is contrary to the General City Law. (General City Law #35)."

and

WHEREAS, the applicant states that the building will be one story, 15 ft. in height, 88.02 ft. by 95 ft. in area, of class 3 construction, on a lot 88.02 ft. by 130 ft. in area, in a business 1 use D area class 1 height district, proposed to be used and occupied: cellar—boiler room and storage; 1st floor—stores; and

WHEREAS, the applicant contends that there is a proposed 28 ft. widening for Victory boulevard adopted June 13, 1935 and a 19 ft. proposed widening for Manor road adopted June 27, 1940; that the proposed building would be pocketed if set back to the proposed widening lines; that it is essential for business and advertising purposes to have both fronts of the building visible at a wide angle from Victory boulevard and Manor road; that the widening will not take place for many years because of the expense involved in condemnation of the parcels in the block immediately to the east which fronts both on Manor road and Victory boulevard; that under Cal. 255-46-A permission was granted for the erection of a portion of the building in the bed of the mapped street on the Victory boulevard frontage on a portion of the lot in question in this appeal under the same ownership; that the owner agrees to make no claim against the city for the portion of the building located within the proposed widening when the physical street widening takes place; it is therefore requested that the Board grant permission to construct the building as shown on plans filed with this appeal.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 130-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit a portion of the building to be erected within the bed of the mapped street as proposed and as indicated on plans filed with this appeal, marked "Received June 30, 1948" (5 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that in the event a portion of the premises is acquired by the city for the mapped street the building shall be removed at the owner's expense in the event of such widening and no claim shall be made against the city for compensation for the portion of the building within the mapped street.

556-48-A

APPLICANT—Elvira Sierra, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—121 2nd Court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond (under section 36, General City Law re building not fronting on a legal street).

APPEARANCES—

For Applicant: Nathan D. Leiman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (556-48-A)

WHEREAS, Elvira Sierra, owner, filed June 11, 1948, an application pursuant to Section 36 of the General City Law for the erection of a building fronting on 2nd Court, which

is not shown on the final city map as a legal street, affecting premises 121 2nd court, east side, 106 ft. north of Boardwalk avenue (Block 6396, Lot 20), Annadale, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1948, on N.B. Applic. 110-48, reads:

"1. Section 36 of the General City Law reads in part as follows:

"No permit for the erection of any building shall be issued unless a street or highway giving access to such proposed structure has been duly placed on the official map or plan, which street or highway shall have been suitably improved, etc.

"Second Court does not appear on the final map, is not legal nor an approved city street."

and

WHEREAS, the applicant states that the proposed building will be one story, 13 ft. 4 in. in height; 24 ft. by 12 ft. in area, of Class 4 construction, on a lot 45.27 ft. by 50 ft. in area, in a residence use, E area, Class 1 height district, and used and occupied as a one family dwelling (summer bungalow); and

WHEREAS, the applicant contends that the proposed building will be within an area known as Section 4, Annadale Beach, as shown on map dated February 3, 1926, which map is recorded with a deed dated March 22, 1926 in the Richmond County Clerk's Office, Liber 617 of Deeds, page 8; that substantially all of the lots on such map have been sold and deeded to many persons since 1926; that taxes have been paid in accordance with the plots as laid out under the said plan; that it is humanly impossible to obtain the consents of all of the owners for a widening of the streets in question and that the applicant will sustain a loss of her investment if she is unable to use this property for her home; that due to the hardship resulting to the applicant, it is requested that permission be granted to construct the bungalow as proposed.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 110-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, *on condition* that the building shall be located on a plot substantially as proposed and indicated on plans marked "Received June 11, 1948" (2 sheets); and that in the event the Board of Estimate maps a street within this area crossing any or all of the lot, that the proposed building shall be removed or relocated by the owner at his expense without claim for compensation for damage or cost therefor, at the time the premises or part thereof are taken for street purposes; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

566-48-A

APPLICANT—Louis E. Ordwein, for New York College of Music, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-116 East 85th street, south side, 180 ft. East of Park avenue (Basement, 1st, 2nd & 3rd floors); (Block 1513, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis E. Ordwein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (566-48-A)

WHEREAS, Louis E. Ordwein, for New York College of Music, owner, filed June 8, 1948, an appeal from a decision of the borough superintendent, affecting premises 114-116

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East 85th street, south side, 180 ft east of Park avenue (Block 1513, Lots 63½ and 64), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1948, on Amendment to Alt. Applic. 646-48, reads:

"3. It is not permitted to pass thru one means of egress to get to a second.

"4. Public hall & stair enclosures should be fire-retarded."

and

WHEREAS, the applicant states the building is 3 stories and basement, 40 ft. in height, 36 ft. 2 in. by 46 ft. in area at 1st floor, 36 ft. 2 in. by 46 ft. in area at typical floor, Class 3 construction, proposed to be increased on the first floor to 36 ft. 2 in. by 77 ft. 8 in. in area, on a lot 36 ft. 2 in. by 102 ft. 2 in. in area, located in a residence use, B area, Class ½ height district, erected in 1896, used and occupied since 1922: Cellar, boilerroom and storage; Basement, offices, studio, waiting room, 6 person; 1st floor, classrooms, and studios, ladies' room, 64 persons; 2nd floor, studios, practice rooms, 12 persons; 3d floor, studios, storeroom, janitor's apartment, 8 persons; proposed to be used and occupied upon completion of alteration as follows: Cellar, boilerroom, storage & toilet 5 persons; Basement, offices, studios, waiting room, 5 persons; 2nd floor, studio, practice rooms, 12 persons; 3d floor, studio, practice room, storeroom, janitor's apartment 8 persons; that the building is equipped with a one-source sprinkler system in the covered halls; that there is one 3 ft. wide steel stair enclosed in partitions of stud and plaster, equipped with wood doors which are not self-closing; that stair-hall leads direct to street and is provided with ladder and scuttle to the roof; that there is an existing fire escape and two 36 in. iron stairs proposed, extending to roof by ladder and to yard by exterior stairs with egress to street through fireproof passage; that windows and doors on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states it is proposed to construct a one-story and basement fireproof extension at the rear and to increase the number of occupants on the 1st floor to 120 persons; and

WHEREAS, the applicant contends as to objections 3, that permission is requested to omit the horizontal openings shown on plans filed with this appeal as "new" on 2nd and 3rd stories between studios; and contends as to objection 4, that permission is requested to omit the fire-retarding of public halls; that the Department has required an addition to the existing approved sprinkler system; that the stair enclosure partitions be fire-retarded and equipped with fireproof doors; that since there is no change on 2nd and 3rd floors, since the inside stair is steel and all other public halls are sprinklered, including the soffits of stairs and it is proposed to provide two 36 in. steel stairs at the rear of the building to replace present 60° fire escapes from 1st floor down to yard, it is felt that exit facilities will be improved over those which were acted upon by the Board under Cal. 476-47-A; that the first floor and auditorium used for instruction purposes when in use will not actually increase the occupancy of the building, as the students will leave the other parts of the building to attend classes in this auditorium; that present public halls at basement and first floors are sprinklered and the interior stairs are steel, same as on 2nd and 3rd floors; that it is proposed to increase the public hall area at basement floor and to provide additional sprinkler heads for this area and to provide two new exterior 36 in. wide stairs at the rear of the present building; that all openings leading to new outside steel stairs will be fireproof, self-closing, whereas present exits are through rear double hung windows which are wood and glazed with plain glass; that a new fireproof passage will be provided from yard to street; that it is therefore requested the Board accept the present interior sprinklered stair and halls with the new proposed exterior rear exits with passageway to the street; and

WHEREAS, Certificate of Occupancy 21451 issued July 10, 1936 permits the use and occupancy of the building as

follows: Cellar, storeroom and boilerroom; Basement office, studio and waiting room, 8 persons; 1st story, classroom, studios, ladies' room, 64 persons; 2nd floor, studios and practice rooms, 12 persons; 3d story, janitor's apartment, studios, practice room, stockroom; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 646-48, Objections 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and as indicated on plans marked "Received June 8, 1948," 6 sheets, and also shall comply as far as consistent with the resolution adopted by the Board on June 17, 1947, under Cal. 476-47-A.

568-48-A

APPLICANT—Paramount Pictures Theatres Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1493-1505 Broadway, west side, from West 43rd to west 44th street, 201-215 West 43rd street and 200-214 West 44th street (theatre); (Block 1015, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Hal Pereira and David Weiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (568-48-A)

WHEREAS, Paramount Pictures Theatres Corp., owner, filed June 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 1493-1505 Broadway, west side, from West 43rd to West 44th streets, 201-215 West 43rd street and 200-214 West 44th street (Block 1015, Lot 29), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1948, on Alt. Applic. 754-48 reads:

"1. Marquee should comply with Section 2.4.1.4.8 of B.C.

Note: Proposed marquee will exceed 50 ft. in length, extend more than 2½ ft. beyond sides of entrance, to be less than 2 ft. from curb line."

and

WHEREAS, the applicant states the building in 30 stories, 407 ft. in height, 200 by 207 ft. in area, Class 1 construction, located in a Retail-I use, B area, Class 2 height district, used and occupied since 1928: Theatre portion—orchestra, 1696 persons; lobby, 100 persons; total, 1796 persons; Mezzanine—theatre—371 persons; balcony, theatre, 1597 persons; above theatre—mezzanine, offices, 100 persons, 1st and 2nd floors, 100 persons each; Office building portion: Cellar, restaurant, 575 persons; 1st floor, stores, 16 persons each; 2nd to 5th floors, offices, 60 persons per floor; 6th to 30th floors, offices; that the building is provided with a sprinkler system in the stage and dressing room portion of the building; that there is a standpipe and interior fire alarm system; and

WHEREAS, Certificate of Occupancy 13720 issued February 20, 1928, permits the present use and occupancy; and

WHEREAS, the applicant contends that it is now proposed to alter the front of the theatre in line with plans for beautifying the Times Square area and alteration plans for a modern, all stainless steel and porcelain enamel marquee and soffit and extension of the theatre lobby and entrance; that such improvement will be of benefit to the theatre patrons and the community as a whole; that since the applicant is the sole owner of the frontage between 43d and 44th streets such improvements will not infringe

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on the occupants of stores adjoining the theatre; that it is requested the Board grant permission to extend the existing marquee at the wall end in both directions to cover adjoining stores; that the lobby will eventually be extended to take in the area occupied by these stores at which time the 2½ ft. extension permitted by Section 2.4.1.4.8 of the Building Code will be legal; that the existing marquee is obsolete and repairs and replacements are urgently needed; that due to the great popularity of the theatre, queues of people waiting in line and inclement weather have no protection due to the shortness of the present marquee; and

WHEREAS, plans filed with this appeal indicate it is proposed to extend the marquee a distance of 18 ft. on each side; that the present marquee extends 2 ft. 6 in. beyond each side of the entrance to the theatre and extends 19 ft. 3 in. beyond the building line; that the fascia of the marquee on completion of the alteration will be 9 ft. in height; and

WHEREAS, the applicant has filed a copy of a communication received by it from the Broadway Association approving the reconstruction of the marquee as proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 754-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the marquee shall be reconstructed of the design and area as indicated on revised plan marked "Received July 15, 1948"; that the existing marquee and sign shall be entirely removed and no signs left remaining except as indicated on such plan; that the signs on the new marquee shall be restricted to the fascia of the marquee as proposed; that in all other respects the marquee shall comply with all laws, rules and regulations applicable thereto.

576-48-A

APPLICANT—Nathaniel Roven, for Ida Roven, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-17 Jamaica avenue, north side and south side of Metropolitan avenue (Block 9284, part of Lot 26), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street-proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: N. Roven.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (576-48-A)

WHEREAS, Nathaniel Roven for Ida Roven, owner, filed June 15, 1948, an application pursuant to section 35 of the general city law, for the erection of a building in the bed of a mapped street affecting premises 134-17 Jamaica avenue, north side at the intersection of the south side of Metropolitan avenue (Block 9284, Part of Lot 26) Richmond Hill, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1948, on Alt. Applic. 1330-48, reads:

"1. The erection of a building within the bed of a mapped street is contrary to Section 35 of the General City Law, Secure approval of B. of St. & A."

and

WHEREAS, the applicant states that the proposed building will be one story, 9 ft. in height; 16 ft. by 6 ft. in area, of Class 5 construction; on a lot 360 ft. front on Metropolitan avenue and 334.50 ft. front on Jamaica avenue; located in a business use C area, Class 1 height district, and used and occupied as a shelter lounge, one person; and

WHEREAS, the applicant contends that about 1911 a map was filed for the widening of Metropolitan avenue, that although such widening has been on the map for 30 years it has not reached the stage where the Board of Estimate has proceeded with the necessary legislation; that even though such widening is ultimately effectuated, it will be many years before same is done; that the proposed widening will take off about 164 ft. from the point of Jamaica and Metropolitan avenues and about 34 ft. along Metropolitan avenue; that it is proposed to place the small structure in question on the plot at the corner formed by the intersection of the northerly side of Jamaica avenue and the southerly side of Metropolitan avenue; that the building will be used for the sale of soft drinks, coffee, ice cream, sandwiches, etc.; that the lot has been vacant for a long time and taxes are accruing; that unless this application is granted undue hardship will be suffered by the owner; that the owner should be permitted to receive revenue to help pay the taxes on this lot; that this structure is of the portable type and can be removed in a few hours; that the building was formerly at the southwest corner of 82nd street and Northern boulevard; and

WHEREAS, Certificate of Occupancy was issued under N.B. Applic. 8922-46.

Resolved, that the decision of the borough superintendent, on Alt. Applic. 1330-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the shelter building to be located as proposed as indicated on plans filed with this appeal, marked "Received June 15, 1948" (1 sheet) and "June 18, 1948" (one sheet), *on condition* that in the event the portion of the lot is taken for street purposes, as indicated on the city map, that the shelter building shall be removed by the owner without demand for compensation or damage.

583-48-A

APPLICANT—Frank L. Ehasz, for Ivey Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank L. Ehasz, Fred Dahlem and Vincent Pompalone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (583-48-A)

WHEREAS, Frank L. Ehasz, for Ivey Holding Corp., owner, filed June 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 13-19 Hamilton terrace, east side, 127 ft. 2 in. north of West 141st street (Block 1948, Lot 100), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1948, re N.B. Applic. 72-48, reads:

"1. Thickness of flat slab must comply with Section 8.5.2.5.2 Code."

and

WHEREAS, the applicant states the building will be six stories, 57 ft. 2 in. in height, 79 ft. 2 in. by 106 ft. in area, Class 1 construction, located on a lot 79 ft. 2 in. front and 100 ft. 2 in. irregular by 121 ft. and 145 ft. irregular, in area, in a residence use, B area, Class 1½ height district, to be occupied as a Class A multiple dwelling; that the building will have two interior 3 ft. 6 in. wide fireproof stairs, equipped with fireproof, self-closing doors and leading directly to street; and

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WHEREAS, the applicant contends that the proposed building was designed on the basis of a recognized method of rigid-frame analysis, conforming with sections 1002 and 1006 of the ACI Code; that the first of these sections agrees with section 8.5.2.5.1 para. 3, of the N. Y. C. Building Code, and para. c of Section 1006 of the ACI Code reads as follows:

"Slab thickness shall not, however, be less than $\frac{L}{40}$ with drop panels

or

$\frac{L}{36}$ without drop panels."

WHEREAS, in the design of the proposed building all sections of the N. Y. C. Building Code have been complied with except for the slab thickness which consideration was based on the ACI Code, Section 1006, and whereas computations have been submitted to the superintendent, showing rigid frame analyses to satisfy all other strength and elastic stability requirements, it is requested that the appeal be granted to permit the use of a slab thickness as determined by the ACI Code requirement; and

WHEREAS, the Department Plan Examiner has certified that the requirements of the Building Code are met except as to thickness of the slab.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 72-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that, other than as to thickness, the slabs shall comply with the requirements of the Code; the construction and thickness shall be as indicated on plans filed with this appeal marked "Received June 22, 1948," 2 sheets; that the floor slabs shall not be considered in figuring any wind bracing requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Dep't of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc., and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 1128-94-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A.M. at request of Board for inspection.

370-48-A

APPLICANT—Morris Bernard Adler, for West Shore Twine & Paper Supply Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 10 A.M. at request of Board for inspection.

411-48-A

APPLICANT—S. S. Kresge Company, (lessee), for Henrietta S. Dreyer, et al., owners (Curtis Ready-to-Wear Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (Basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. H. Swanwick and C. F. Stimpson.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A.M. at request of Board for inspection.

456-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Long Island College Hospital, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—82-106 Pacific street and 328-346 Henry street, southwest corner (1st floor); (Block 290, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: George S. Holderman, Harry B. Rutkus and Milton W. Morsman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10 A.M.

509-48-A

APPLICANT—Irving Kerner, for Irving Kerner, Evelyn Margulies, Sylvia Guthertz, Ruth Rosenbluth, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—550-554 Sutter avenue, (552 displayed) south side, 50 ft. east of Williams avenue (Front fire passage); (Block 3768 Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 P. M. at request of applicant.

515-48-A

APPLICANT—LeRoy P. Ward, for G. Schirmer, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets, (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: LeRoy P. Ward.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 19, 1948 at 2 P.M. at request of applicant.

521-48-A

APPLICANT—Henry George Greene, for Frederick H. Stoll, owner (Rose Nier, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); Block 1961, Lot 20), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10
A.M. at request of Board for inspection.

526-48-A

APPLICANT—Lama and Proskauer, for Tumm Shire
Corporation, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—444 Coney Island avenue, west
side, 103 ft. 5 $\frac{5}{8}$ in. south of Montgomery street
(ground floor); (Block 5331, Lot 65); Borough
of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10
A.M. at request of Board for consideration.

563-48-A

APPLICANT—James E. McKillop, for Frank Grancognolo,
owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—178 Stockholm street, south
side, 200 ft. east of Wilson avenue (1st and 2nd
floors); (Block 3257, Lot 14); Borough of
Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10
A.M. for inspection.

603-48-A

APPLICANT—Paul Friedman, for Fannie Braunstein,
owner, (Wuhan Tea Garden Inc., lessee).

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—1533 Pitkin avenue, north side,
60 ft. east of Saratoga avenue (Block 3493, Lot
27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: Morris Hannes.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to July 27, 1948 at 10
A.M. at request of the Board for inspection.

621-47-A

APPLICANT—Maurice G. Uslan, for Lillian M. Corridan,
owner.

SUBJECT—Application reopened April 6, 1948—re Ap-
peal from a decision of the borough superintendent
(previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, north-
east corner of Tompkins avenue (Block 2859, Lot
1), Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Maurice G. Uslan.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948
at 2 P. M. at request of applicant.

ZONING APPLICATIONS

497-23-BZ

APPLICANT—Saul C. LaVine, for Bedford-President
Garage, Inc., lessee, 1500 Bedford Avenue Cor-
poration, owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (de-
cision of the borough superintendent) previously
granted on condition, under section 21 of the zoning
resolution, permitting in a business use district, the
alteration and conversion of occupancy of part of
a garage for more than five motor vehicles (pre-
viously denied by the Board and granted by the
Court), so as to form an alcove gasoline service
station.

PREMISES AFFECTED—1572-1590 Bedford avenue and
1049-1057 President street, northwest corner (Block
1273, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time
extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (497-23-BZ)

WHEREAS, this application, to permit in a business use
district, the erection and maintenance of a garage for the
storage of more than five motor vehicles, affecting premises
1572-1590 Bedford avenue and 1049-1057 President street,
northwest corner (original address 1578-1586 Bedford ave-
nue); (Block 1273, Lot 46), Borough of Brooklyn, was
denied by the Board October 3, 1924; and

WHEREAS, the action of the Board was reversed by the
court and the garage erected and occupied; and

WHEREAS, the resolution of the Board was amended April
11, 1939, permitting the inclusion of an alcove gasoline ser-
vice station, and the resolution was further amended on
January 22, 1946; and

WHEREAS, time to complete the work and obtain permits
was extended from time to time and last extended July
15, 1947; and

WHEREAS, the applicant requested a further extension of
time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted April 11, 1939, as
amended by resolutions adopted through July 15, 1947, only
so far as it has reference to obtaining permits and comple-
tion of the work, so that as *amended* this portion of the
resolution shall read:

"... that all permits required shall be obtained and
all work completed within one (1) year from the date
of this *amended* resolution."

470-40-BZ

APPLICANT—William Cohn, owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (de-
cision of the borough superintendent) previously
granted on condition, under section 7c of the zon-
ing resolution, permitting partly in a business and
partly in a residence use district, the extension of
an existing gasoline service station and also the
parking and storage of more than five motor
vehicles.

PREMISES AFFECTED—4070-4076 Broadway, southeast
corner of West 172nd street (Block 2141, Lots 17
to 20, inclusive), Borough of Manhattan.

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APPEARANCES—

For Applicant: Joseph B. Lynch and Nathan B. L. Cosel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (470-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension of an existing gasoline service station, and also the parking and storage of more than five motor vehicles, affecting premises 4070-4076 Broadway, southeast corner of West 172nd street (Block 2141, Lots 17 to 20 inclusive), Borough of Manhattan, was granted by the Board November 13, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 15, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 13, 1940, as *amended* October 15, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that part of the work has been done, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

365-46-BZ

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (365-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area, affecting premises 108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 15, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted July 23, 1946, only so far as it has reference to the time within which to obtain permits and complete the work:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 1567/44)."

461-46-BZ

APPLICANT—Alden B. MacNeil, for E. J. Reed Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing building and the conversion of a private garage, to boiler room, in connection with factory used as a dry cleaning plant.

PREMISES AFFECTED—52-17 102nd street and 101-01 Strong avenue, northeast corner (Block 1933, Lots 41 and 44), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (461-46-BZ)

WHEREAS, this application, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing building and the conversion of a private garage, to boiler room in connection with factory used as a dry cleaning plant, affecting premises 52-17 102nd street and 101-01 Strong avenue, northeast corner (Block 1933, Lots 41 and 44), Elmhurst, Borough of Queens, was granted by the Board on January 14, 1947, on certain conditions; and

WHEREAS, an extension of time to complete the work was granted October 18, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 14, 1947, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all work is substantially completed, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. Applic. 1864-45)."

423-47-BZ

APPLICANT—Michael Levine, for Chester R. Thomas, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from dwelling to store and dwelling.

PREMISES AFFECTED—67 Rochester avenue, east side, 66 ft. 8 in. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Chester R. Thomas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (423-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to store and dwelling, affecting premises 67 Rochester avenue, east side, 66.8 ft. north of Pacific street (Block 1338, Lot 5), Borough of Brooklyn, was granted by the Board on February 3, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work, and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 3, 1948, by adding thereto:

"... that in the event the owner desires to omit the rear extension formerly proposed and to make other minor changes, such changes in plan may be approved and the revised plans as marked, 'Received July 13, 1948,' (1 sheet) may be substituted for the plans previously referred to in the resolution as received 'August 8, 1947' (3 sheets); and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 5165/46, Objection 17 of June 30, 1948)."

38-46-BZ

APPLICANT—Siegel and Green, for Park Center Realty Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted (previously withdrawn).

PREMISES AFFECTED—1584-1594 White Plains road, and 1611-1621 Unionport road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

556-47-BZ

APPLICANT—Winfield DeWitt, for Camager Corp., owner,

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop in conjunction with sale, storage and display of more than five new and used motor vehicles.

PREMISES AFFECTED—91-01 Northern boulevard, north side, from 91st to 92nd streets (Block 1421, Lots 40 and 49), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (556-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop in conjunction with the sale, display and storage of more than five (5) new and used motor vehicles, affecting premises 91-01 Northern boulevard, north side, from 91st to 92nd streets (Block 1421, Lots 40 and 49), Jackson Heights, Borough of Queens, was granted by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the resolution was amended on February 17, 1948; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 22, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the borough superintendent and all permits obtained and the work has been commenced, that all work shall be completed within one (1) year from the date of this amended resolution (N.B. Applic. 1437-47)."

615-47-BZ

APPLICANT—Keogh, Brennan and Maged, for Park Shop, Inc., Julia Neisloss, Lillian Neisloss, Diana R. Braunstein and Wates and Co., Inc. owners.

SUBJECT—Application for consideration—reopening and extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21-c of the zoning resolution, permitting in a residence and business use, D and F area districts, the erection of more than one building on a plot, fully attached without the required side yard setback in the F area district, and also the extension of business and accessory parking into the residence portion of the plot.

PREMISES AFFECTED—Block bounded by Horace Harding boulevard, 67th to 69th avenues and 230th street (Blocks 7644-7648, inclusive, Lots 1); (Block 7660, Lots 1, 51 and 45); Block 7668, Lot 30); Block 7669, Lots 29, 36, 40 and 42); Block 7670 to 7672, Lots 1, 6, 40 and Block 7676, Lots 1, 4, 8, 14 16), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Thomas Keogh and Benjamin Braunstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner
Blum and Deputy Chief Guinee 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (615-47-BZ)

WHEREAS, this application under section 21-C of the zoning resolution, permitting in a residence and business use, D and F area district, the erection and maintenance of more than one building on a plot, fully attached without the required side yard setback in the F area district and also the extension of business and accessory parking into the residence portion of the plot, affecting premises, block bounded by Horace Harding boulevard, Springfield boule-

MINUTES

vard, 67th to 69th avenues and 230th street (Blocks 7644 to 7648, inclusive, 7656 to 7659, inclusive, Lot 1; Blocks 7660, Lots 1, 51, 45, Block 7668, Lot 30; Block 7669, Lots 29, 36, 40, 42; Blocks 7670 to 7672; Lots, 1, 6, 40 and Block 7676, Lots 1, 4, 8, 14, 16), Bayside, Borough of Queens, was, granted by the Board July 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on September 9, 1947 and May 4, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 25, 1947, as amended by resolution adopted May 4, 1948, by adding thereto:

"... that revised plans as passed upon by the borough superintendent under N.B. Applic. 2209-48 dated June 24, 1948, items 9 and 10, acting on revised plans marked "Received June 29, 1948" (2 sheets) may be substituted for plans previously submitted, being part of plans marked "Received June 19, 1947" in the resolution adopted July 25, 1947, on condition that in all other respects the resolution as adopted July 25, 1947, as amended May 4, 1948, shall be complied with; and that the amendment of the resolution as adopted May 4, 1948, shall be deemed to include this portion of the project to be constructed for business uses; and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution."

518-46-BZ

APPLICANT—Oscar I. Silverstone, for Alanfra Realty Corp., owner.

SUBJECT—Application for consideration—reopening re additional use as cabaret in restaurant—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a restricted retail use, B area district, the erection of an extension to the front of an existing building, occupying more than the area permitted.

PREMISES AFFECTED—13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Oscar I. Silverstone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

437-38-SM

APPLICANT—Air Reduction Sales Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Airco Welding Electrodes; previously approved.

APPEARANCES—

For Applicant: Arthur N. Kugler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (437-38-SM)

WHEREAS, C. D'W. Gibson, for Air Reduction Sales Company, owner, filed June 1, 1938, an application with the Board of Standards and Appeals for approval of the material known as the Airco Welding Electrodes, Nos. 74, 78, 79, 81, 83, 87 and 90; and

WHEREAS, this material was approved by the Board on May 23, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 23, 1939, by adding thereto:

"Resolved, further, that the following Airco Welding Electrodes may be marketed by the General Electric Company under the following designations, on condition that the requirements of the resolution as adopted by the Board on May 23, 1939, are complied with in all respects:

Airco No. 87 as General Electric W20

Airco No. 78 as General Electric W22S

Airco No. 79 as General Electric W22S

Airco No. 90 as General Electric W25S

447-37-SA

APPLICANT—Robert D. Marx, owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Bomar Fill Pipe Terminal for Gasoline and Fuel Oil; previously dismissed for lack of prosecution.

APPEARANCES—

For Applicant: Robert D. Marx.

ACTION OF BOARD—Application reopened and restored to docket for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

594-47-SM

APPLICANT—Yonkers Concrete Products, Inc., owner.

SUBJECT—Application for consideration—reopening and report re additional sizes—re Yonkers Concrete Products, Inc., Concrete and Cinder Blocks; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

991-47-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Dravo Counterflo Unit Heater, Models 40-LO, 40-HO, 50-LO, 50-HO, 75-LO, 75-HO, 100-LO, 100-HO, 125-LO, 125-HO, 150-LO, 150-HO, 175-LO, 175-HO, 200-LO and 200-HO; previously approved.

APPEARANCES—

For Applicant: George C. Cummings.

ACTION OF BOARD—Application reopened for test and report as to amendment of resolution adopted April 6, 1948.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 6:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

52.05
NEW
495

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OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to July 27, 1948.

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707-48-BZ—H.B.Q.—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens, N.B. 2916-48.

708-48-A—H.B.M.—210 East 51st street, south side, 125 ft. east of 3rd avenue (2nd floor); (Block 1322, Lot 45), Borough of Manhattan, Alt. 1302-48.

709-48-A—H.B.M.—25 East 69th street, north side, 128 ft. east of Madison avenue (Block 1384, Lot 26), Borough of Manhattan, Alt. 1126-48.

710-48-BZ—H.B.Bx.—2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx, R.S. Applic. 5-48.

711-48-A—H.B.Q.—74-05 Grand avenue, northeast corner of 74th street (Block 2492, part of Lot 80), Maspeth, Borough of Queens, Misc. 5440-48.

712-48-A—H.B.B.—2236 East 27th street, west side, 274.5 ft. south of Avenue V (Block 7384, Lot 20), Borough of Brooklyn, Amendment to B.N. 1456-43.

713-48-A—F.D.—Re: Transportation of Gasoline in Tank Trucks in New York City (construction of tanks not in conformity with Fire Department Specifications covering Tank Trucks), Decision.

714-48-A—F.D.—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn, 13975-C and Decision.

715-48-A—F.D.—203-269 37th street, north side, 300 ft. west of 3rd avenue (4th floor—Bush Building 1); (Block 695, Lot 1), Borough of Brooklyn, Decision.

716-48-SA—Supervend 3-flavor Beverage Cup Vending Machine, Appliance.

717-48-A—F.D.—635-641 Brook avenue, west side, 87 ft. 9 in. north of East 152nd street (2nd floor); (Block 2361, Lot 55), Borough of The Bronx, Decision.

718-48-A—H.B.B.—4014-4016 3rd avenue, west side, 60 ft. 2 in. north of 41st street (Block 712, Lot 41), Borough of Brooklyn, Alt. 1331-48.

719-48-BZ—H.B.M.—407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7 and 8), Borough of Manhattan, Alt. 1111-48.

720-48-SM—Gasco Aluminum Soil Pipe and Fittings, manufactured by General Aluminum Supply Corp., Material.

721-48-A—H.B.Q.—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 to 56-35 189th street, east side, 87.32

ft. and 127.32 ft. and 167.32 ft. south of Peck avenue; 56-40 to 56-44 190th street, 20.55 ft. and 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Bayside, Borough of Queens, N.B. 2600, 2601, 3034, 3035, 3036, 3037, 3043 to 3048, inclusive—1948.

722-48-BZ—H.B.M.—519-521 13th street, south side, 245 ft. 9½ in. east of Avenue A (Block 407, Lot 50), Borough of Manhattan, N.B. 118-48.

723-48-A—H.B.Q.—57-16 Woodside avenue, southwest corner of 58th street and 57-17 to 57-23 Roosevelt avenue (Block 1241, Lot 83), Woodside, Borough of Queens, Alt. 2795-47.

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1092-47-SM—City Concrete Filled Steel Column (heavy weight), manufactured by Brooklyn Bridle Iron and Steel Corp., Material.

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1281-25-BZ—H.B.B.—668-672 Howard avenue and 78 Sutter avenue, southwest corner (Block 3533, Lot 37), Borough of Brooklyn, Alt. 1123-48.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to

37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-38-A—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn (reopened January 13, 1948).

705-47-A—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn (reopened March 30, 1948).

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

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729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

118-48-BZ—Application, February 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

191-48-BZ—Application, March 5, 1948, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Mae Leonard, owner, to permit in a residence use, F area district, the extension to second floor, using more than the area permitted; premises 424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens.

289-48-BZ—Application, March 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Beekman Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, store and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portions of lot; premises 2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14 to 21, inclusive), Borough of The Bronx.

354-48-BZ—Application, April 19, 1948, under sections 7e and 21 of the zoning resolution of George Raymond Euell, applicant, on behalf of Edward T. McCarrell, owner, to permit in a residence use district, the erection and maintenance of a sales office and the display of grave monuments; premises 288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx.

358-48-BZ—Application, April 20, 1948, under section 21 of the zoning resolution, of Karl F. J. Seifert, applicant, on behalf of 1600-8 Seddon St. Corp., owner (Square Sanitarium, Inc., lessee), to permit in a residence use, D area, and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that permitted without the required set backs and the installation of an elevator exceeding the permitted height; premises 2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600-1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx.

455-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of T. J. Young, for Eggers and Higgins, applicant, on behalf of Long Island College Hospital, owner, to permit in a residence and business, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback; premises 82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

47-26-S—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan (reopened February 25, 1948).

689-48-A—4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangin, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street

(2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

CALENDAR

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 27, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 7, 1948, were approved as printed in the Bulletin of July 13, 1948, Vol. 33, No. 28.

ZONING APPLICATIONS

1202-21-BZ

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board), and two five, one-car garages to a motor vehicle repair shop, spraying room and closet—reopened April 20, 1948.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner (Block 5171, part of Lots 5 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. Bono

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, no date set, pending the filing of a zoning application for the use in Block 5172, installed without permit, or the removal of the use.

204-48-BZ

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90, and Block 13063, Lot 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A.M. pending the filing of plans by the applicant to house the lumber.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to September 14, 1948 at 10 A.M. for further consideration; applicant to file plans as suggested by committee of the Board showing adequate space within the existing building line or within the proposed extension for the delivery and receipt of all work to be laundered or cleaned.

364-36-BZ

APPLICANT—Alfred H. Eccles, for Rocco Tricarico, new owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-64 to 31-86 31st street, west side, 100 ft. north of Broadway (Block 589, part of Lot 9), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn in view of Board's lack of jurisdiction.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

103-48-BZ

APPLICANT—Sidney Daub, for Sy-Charles Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Cherry street, north side, 102 ft. 2 in. east of Pelham street and 14 Pelham street (Block 255, Lots 17 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

604-48-BZ

APPLICANT—Paul Friedman, for Prospect Marks Corp., owner (Eagle Woodworking Corp., and Rock Made Manufacturing Co., lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use business use and residence use districts, the change in occupancy of an existing basement and one story garage for more than five motor vehicles (previously granted by the board) to manufacture and storage of sink tops and kitchen cabinets, including woodworking, metal working and spraying thereof.

PREMISES AFFECTED—363-371 Prospect place, north side, 162 ft. west of Washington avenue and 342 St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn to restore to garage use only.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1281-25-BZ

APPLICANT—Emil Koeppel and Son, for Stella Koeppel, owner.

SUBJECT—Application for consideration—reopening on new proposal and extension of use—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the maintenance of six stores and Dentist's Office on 1st floor of Multiple Dwelling (previously granted by the Board permitting seven stores on 1st floor of Multiple Dwelling).

PREMISES AFFECTED—668-672 Howard avenue and 78 Sutter avenue, southwest corner (Block 3533, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as to Volume II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

282-35-BZ

APPLICANT—Paul Friedman, for Bay Parkway Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of terms of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the conversion of occupancy of the use of the premises as office, lubricatorium, five-car garage and auto laundry, to office, lubricatorium, auto laundry and gasoline service station.

PREMISES AFFECTED—1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4471, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 28, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1008-39-BZ

APPLICANT—Herman Kron, for Rosebeck Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (store).

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PREMISES AFFECTED—1541-1543 Sheridan avenue, west side, 364.06 ft. north of East 172nd street and 1526 Grand Concourse (Block 2821, Lots 11 and 65), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen, denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

89-48-BZ

APPLICANT—Charles M. Spindler, for Abe Wagner, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to an existing dry cleaning plant (previously dismissed as being improperly before the Board).

PREMISES AFFECTED—3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

570-37-BZ

APPLICANT—Herman Kron, for New York Post Graduate Medical School and Hospital, owner (Louis Banks, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station (previously withdrawn—reopened November 25, 1947).

PREMISES AFFECTED—328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (570-37-BZ)

WHEREAS, this application under sections 21, 7c and 7h of the zoning resolution, to permit the use of a plot of ground, located within 200 feet of a hospital as a parking space for more than five motor vehicles, affecting premises 328-334 East 21st street, south side, 220 ft. west of First avenue (Block 926, Lots 50, 51, 52 and 53), Borough of Manhattan, was withdrawn on March 22, 1938, upon written request of the applicant; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district, the inclusion of parking and storage of more than five (5) motor vehicles in an existing gasoline service station; and

WHEREAS, this case was reopened by vote of the Board on November 25, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, then to July 27, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that East 21st street is in residence, restricted retail and business use B area Class 1½ height districts; 1st avenue is in a restricted retail use B area Class 1½ height district; the site is in a residence use B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1948 on Alt. Applic. 1850-47, reads:

"2. Proposal to use premises for a gas station, parking & storage for more than 5 cars in a Residence Use District is contrary to Sec. 3, Art. II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 92 ft. in depth, on which is located a building 10 ft. by 10 ft. in area, one story, 10 ft. in height, of Class 4 construction; that the site is presently used as a gasoline service station, and has been used illegally for the parking and storage of more than five motor vehicles; that it is proposed to use the unbuilt upon portion of the plot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that parking conditions in this area are now a serious problem and the recent rezoning of the city has practically eliminated all unrestricted areas in this vicinity; that in March, 1939 these premises were changed from an unrestricted use district to residence use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, to permit the premises now occupied as a gasoline service station to be also occupied for the parking and storage of more than five (5) motor vehicles *on condition* that the lot shall be filled to grade, substantially to the grade of East 21st street and shall be surfaced throughout with clean gravel or steam cinders properly rolled and treated with a binder so as to provide a reasonably impervious surface and to provide surface drainage; that on the street building line except in front of the lawfully existing gasoline selling area and on the side lot lines and rear lot line where walls of adjoining buildings do not occur there shall be erected a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height with anchored steel posts; that where the fire escape of the adjoining building to the east occurs there shall be no parking of cars directly under such fire escape; that there shall be bumpers maintained for protection to adjoining premises and the fence; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no signs shall be erected advertising the parking and storage use except that there may be one sign attached to the fence near the entrance advertising only the parking and storage use and the rates charged and such other information relating to the parking and storage as is required by the Commissioner of Licenses; that the existing curb cuts shall not be increased; that proper aisles shall be maintained at all times for easy entrance and egress; that no more cars shall

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be stored on the plot than are permitted under the rules of the Commissioner of Licenses; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

398-45-BZ

APPLICANT—Charles M. Spindler, for Stanley Kilburn, owner.

SUBJECT—Application reopened June 8, 1948—Application (decision of the borough superintendent) under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted.

PREMISES AFFECTED—209-01 to 209-19 Northern boulevard, north side, from 209th street to Corp. Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corp. Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (398-45-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of an existing building occupied as a restaurant, and the change of occupancy to show rooms, gasoline service station, repair shop and dwelling and to omit the rear yard required, under section 17a of the zoning resolution, affecting premises 209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street (Stewart avenue) and 209th street (Wright avenue) (Block 6279, Lot 21), Bayside, Borough of Queens, was denied by the Board on March 5, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted, affecting premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corp. Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corp. Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on June 8, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin, and laid over to July 27, 1948, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that 209th street and Corp. Kennedy street are in residence and business use D area Class 1 height districts; Northern boulevard and the site are in a business use D area Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1948 on Alt. Applic. 1088-48, reads:

"1. Proposed Motor vehicle repair shop in conjunction with automobile showroom is contrary to Art. 2, Section 4a (29) Zone Resolution.

2. Proposed driveway entrance & exit on 209th and

Corp. Kennedy Sts. located more than 25 ft. from Northern Blvd. is contrary to Art. 2, Section 7A Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 97.34 ft. in depth, irregular, on which is located a building 157 ft. front by 40 ft. in depth, irregular, one story, 14 ft. in height, of Class 4 construction, used as an automobile showroom; that the plot is also used for the sale and display of five motor vehicles; that it is proposed to erect an extension to existing building in rear 51.34 ft. by 124 ft. irregular, one story, 14 ft. in height, of Class 1 construction, and will be separated from the present frame building by an independent 8 in. masonry wall with all openings protected by 3 hour fireproof self-closing doors; that it is proposed to use the new extension for a parts department, lubrication, washing and the preparation of a new car for delivery to a buyer; that motor vehicle repairing necessary to new cars is proposed; that it is proposed to erect a building back of proposed widening of Corp. Kennedy street; and

WHEREAS, the applicant contends that the existing building has been converted to an automobile showroom under Alt. 2787-47 and has been approved for the outdoor sale and display of 5 motor vehicles under Misc. 2242-47, not having a new certificate of occupancy; that the owner contemplates that the used car business will be on a decline within a short period of years and he has therefore arranged to secure a new car agency; that to do so, it will be necessary for him to install a new parts department as shown on the contemplated alteration and to erect a building suitable for the servicing of the new cars; that there will be no body and fender work and no anvil or forge will be maintained; that the owner of the site resides at and is the owner of the adjoining parcel to the north, Block 6279, Lot 19 and therefore he is in a position to see that the housekeeping of the proposed building is properly maintained; that the new building will be set well back from both the 209th street and Corporal Kennedy street building lines and will be completely concealed from the Northern boulevard side by the present building; that according to the revised layout the showroom now extends across the entire building frontage on Northern boulevard and the servicing will be confined to the new fireproof building at the rear; that no driveway to the service area is proposed from the Northern boulevard frontage which will eliminate much potential traffic congestion; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under sections 7i and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted to permit minor repairing and servicing of motor vehicles as proposed as indicated on plans marked "Received May 21, 1948," 6 sheets, on condition that the building shall not exceed one story in height and shall be erected not nearer than 18 ft. to the present building line of Corporal Kennedy street and 58 ft. to the building line of 209th street; that openings to these streets may be permitted as shown for access to the building as a modification of the requirements of Section 7A; that any openings in the northerly wall as indicated shall be filled with glass blocks as approved for exterior walls; that any openings to the existing salesroom building shall be equipped with approved fire doors as required under the Code for fire walls; that no signs shall be erected on the proposed extension except there may be directional signs at the entrance and exits; that all signs on the existing building shall comply with the zoning resolution therefor; that any signs not so complying shall be removed; that a certificate of occupancy shall be obtained for the existing showroom building and a certificate for the proposed service extension when completed; that the

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unbuilt upon spaces to the side streets shall be maintained in landscaped condition except for driveway to the entrance and exit doors; that curb cuts shall be restricted to two to Corporal Kennedy street and two to 209th street, each curb cut not exceeding 15 ft.; that such curb cuts shall be opposite the entrance and exit doors; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no roof signs, temporary signs or ground signs permitted on the premises; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

130-47-BZ

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a residence and business use district, the change in occupancy from stores and public garage, to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (130-47-BZ)

WHEREAS, Lama and Proskauer, for Nathan Williams, owner, filed February 6, 1947, an application under sections 7c, 7i and 7f of the zoning resolution, to permit in residence and business use districts, the change in occupancy from stores and public garage to public garage for more than five (5) motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 1177 to 1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99 to 101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, then to July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Bedford avenue is in a business use, B area and Class 1¼ height district; Jefferson avenue is in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 1, 1948, re Alt. Applic. 4032-46, reads:

"1. Proposed alterations and change of occupancy from stores and public garage for more than five motor vehicles, to garage, gasoline service station, minor repairing, lubritoriums and auto laundry on a lot partly in a business use district and partly in a residential use district is contrary to Art. II, Sec. 3, Art. II, Sec. 4(a) 15 and 46 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 78 ft. 11 in. front by 150 ft. in depth, irregular, on which is located a building 78 ft. 11 in. front on Bedford avenue by 150 ft. in depth, and 50 ft. front on Jefferson ave. by 100 ft. in depth, 2 and 4 stories, 25, 47 and 55 ft. in height, of Class 3 construction, presently used as a garage and stores; that it is proposed to demolish a portion of both four story and two story buildings for a depth of 39 ft. from the building line on Bedford avenue and to erect a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop, in the existing building; that the size of the gasoline selling area will be 39 ft. by 78 ft. 11 in.; that it is proposed to install four 550 gasoline tanks and 4 approved pumps; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c, i and f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c, 7i and 7f thereof, to permit the reconstruction of the building as proposed and the removal of a portion and substitution therefor, of a gasoline service station for a depth of 39 ft. from the street building line, *on condition* that the buildings shall be remodeled as proposed and as indicated on plans filed with this application marked "Received June 9, 1948," eleven sheets, and one plot plan marked "Received February 6, 1947"; that new elevator doors shall be installed at the two elevators both at the front and rear of the elevators facing Jefferson avenue for all stories; that all windows on the rear or side lot lines or adjacent thereto as indicated shall be made fireproof self-closing or blocked up with approved glass block or masonry; that a new front on the building shall be constructed as proposed on Bedford avenue; that the portion to be occupied for the gasoline selling area shall be paved with concrete or colprovia; that no pumps shall be erected nearer than 10 ft. to the street building line of Bedford avenue as proposed; that there shall be not more than two curb cuts to Bedford avenue not exceeding 25 ft. in width each with no curb cut nearer than 5 ft. from the side lot line as extended; that the curbing and sidewalks around the premises shall be reconstructed or restored to the satisfaction of the borough president; that the fireproof doors at the opening between the rear portion and the front portion shall be replaced with new doors or the existing doors shall be reconstructed so as to be automatically operative at all times and according to law; that any repairing shall be on the 1st floor only as proposed in conjunction with the lubritorium, wheel alignment and auto laundry and shall be with hand tools only but permitting a machine grinder and a drill provided such machines do not require a motor power of more than ½ h.p. each; that no additional windows or other openings shall be constructed in the side or rear lot line walls; that signs shall be restricted to permanent signs attached to the facade of the existing building as proposed to be altered and the illuminated globes of the pumps excluding all temporary signs and roof signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that the existing gasoline pump within the building shall be removed; that the gasoline tanks shall not exceed five 550 gallon tanks as proposed and as indicated; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. 131-47-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

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835-47-BZ

APPLICANT—Burke, Morrison and Green, for E. Koppel, Inc., owner.

SUBJECT—Application reopened June 29, 1948, for consideration as to amendment of resolution as to revised plans—Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use, C area district, an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom (new and used cars, servicing of cars and motor vehicle repair shop; previously withdrawn).

PREMISES AFFECTED—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (835-47-BZ)

WHEREAS, this application under sections 7c, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to an existing automobile showroom, using more than the area permitted, to be used as an automobile showroom, new and used cars, servicing of cars and motor vehicle repair shop, affecting premises 162-19 Hillside avenue, north side, 78.82 ft. east of 162nd street (Block 9771, Lots 31 and 35), Jamaica, Borough of Queens, was withdrawn, without prejudice, on February 3, 1948, after a complete hearing, at the request of the applicant; and

WHEREAS, upon request by the applicant, this case was reopened for decision, on the presentation as made on February 3, 1948, and granted by the Board on February 17, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this case was reopened, by vote of the Board, on June 29, 1948 and set for hearing on July 13, 1948; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin of the Board of Standards and Appeals, and laid over to July 20, 1948, then to July 27, 1948, for applicant to file revised plans; and

WHEREAS, the decision of the borough superintendent, dated June 23, 1948, on Alt. Applic. 1920-47, reads:

"3. Openings in west wall of building contrary to decision of Board of Standards and Appeals acting on Cal. 835-47-BZ.

4. Proposed tower contrary to plans approved by Bd. of S. & A. Under Cal. 835-47-BZ.

5. Use of adjoining premises for parking of cars in conjunction with adjoining service station is contrary to decision of Bd. of S. & A.

6. Yard level as now indicated is contrary to that shown on plans approved by Bd. of S. & A, under Cal. 835-47-BZ.

7. Retaining walls as now indicated are contrary to decision of Bd. of S. & A. under Cal. 835-47-BZ.

8. Height of bldg. as now shown is contrary to decision of Bd. of S. & A. under Cal. 835-47-BZ."

and

WHEREAS, the applicant contends that upon examination of Misc. Applic. 5116-48, approved in connection with the proposed use of the adjacent lot to the west for the parking of not more than 5 cars, which approved application was

forwarded to the applicant by the owner, it was noted that contrary to the information supplied, to the applicant, the application is not concerned with parking and storage in connection with the proposed repair work, but is limited to the northeast corner of 162nd street and Hillside avenue, 20 ft. by 50 ft.; that the owner is desirous of using the whole of said lot 1 for the parking of customer cars before and after servicing, in view of the fact that there is no room within the premises for these vehicles and no parking facilities on Hillside avenue; that the west wall of the building as extended will permit convenient access to lot 1.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 17, 1948 by adding thereto:

" . . . that the plans heretofore referred to as 'Received August 12, 1947,' two sheets, and 'Received December 12, 1947,' one sheet, may have substituted for them revised plans marked 'Received July 22, 1948,' three sheets, permitting the treatment of the rear yard and permitting a door to the adjoining lot No. 1 under the same ownership and control provided that in all other respects the requirements of the resolution adopted by the Board February 17, 1948 shall be complied with in all other respects; that the adjoining lot may be occupied not as a parking lot for general parking and storage of cars but for the placing on the lot, of cars which have been serviced or are to be serviced by the sales agency, on condition that the lot shall be subject to a permit issued by the borough superintendent and complies with the requirements of the rules for maintaining parking lots; that any signs shown on the revised plans are not passed upon under this resolution but are subject to consideration by the borough superintendent under the requirements of the zoning resolution."

1010-47-BZ

APPLICANT—Raymond Irrera, for Helen J. Edgar, owner (Dominick Mustello, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles.

PREMISES AFFECTED—30-11 to 30-17 37th avenue and 36-48 to 36-60 31st street, northwest corner (Block 599, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (1010-47-BZ)

WHEREAS, Raymond Irrera for Helen J. Edgar, owner, (Dominick Mustello, lessee) filed November 25, 1947 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five (5) motor vehicles, affecting premises 30-11 to 30-17 37th avenue, and 36-48 to 36-60 31st street, northwest corner (Block 599, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 16, 1948, after due notice by publication in the Bulletin, then set for decision, without further argument, on July 27, 1948; and

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WHEREAS, the district maps accompanying the zoning resolution show that 37th avenue, 31st street and the site are in a business use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated November 18, 1947 on N.B. Applic. 4700-47 reads:

"1. Proposed gas station, lubritorium, auto laundry, garage for five motor vehicles, repair shop for minor repairs and adjustments and office is contrary to Art. 2, Sec. 4(a) (46) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 142.79 ft. frontage by 90.10 ft. in depth, irregular, on which are located two (2) frame dwellings, two stories each in height, occupied by one family each; that it is proposed to demolish the existing dwellings and to erect a building 106 ft. front by 23 ft. depth, one story, 13 ft. in height, of Class 3 construction, to be used as gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and garage for five motor vehicles; and

WHEREAS, the applicant contends that the gas station is to have necessary tanks and pumps with fences, curbs and planting areas, all of which will substantially conform to the plans filed with this application; that in the immediate vicinity there exist factory buildings in block 373, gasoline station, factories and garages in block 372, and the neighborhood generally is not improved; that in view of the above facts, the site will be suitable for a gasoline station and because of the elevated structure on 31st street, this site does not lend itself too well for a conforming use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated November 18, 1947 on N.B. Applic. 4700-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

1022-47-BZ

APPLICANT—Julius S. Rapson, for Millie Cardillo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use districts, the storage of building materials.

PREMISES AFFECTED—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Carmine Cardillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1022-47-BZ)

WHEREAS, Julius S. Rapson for Millie Cardillo, owner, filed November 24, 1947 an application under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use district the storage of building materials, affecting premises 131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield boulevard, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 15, 1948, after due notice by publication in the Bulletin, and laid over to July 13, 1948, for further consideration, then to July 27, 1948, for a further analysis of the records; and

WHEREAS, the district maps accompanying the zoning resolution shows that Springfield boulevard is in a local retail use, D area, class 1 height district; 131st avenue and the site are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1947 on Misc. Applic. 5852-47 reads:

"1. The use of the above located premises for a storage yard is contrary to Article 2, section 3 and 4c of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 186.94 ft. in depth, irregular, on which is located a frame building used as an office, a frame building used for storage, and a masonry building used for the storage of three trucks; that the site has been used as a storage yard and for the sale of building materials for the past 19 years; that it is proposed to use the lot for the storage of building materials and for the sale of building materials; and

WHEREAS, the applicant contends that the owner supplies local builders with sand, gravel, top soil, slate, stone, brick and cement blocks; that the owner has built up a large neighborhood business, and it would be a great loss and hardship to him financially and otherwise if he were forced to relocate in a new and strange locality; that the yard is kept neat and clean and the owner conducts an orderly business, and is open only during the regular working hours; that this side of Springfield boulevard is occupied exclusively by cement block manufacturers, contractors and suppliers of building materials, and the continued use of these premises would not in any way depreciate the value of the surrounding property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of five years thereof as to use, to permit the premises to be used as proposed for the storage of building materials including storage of not over three trucks engaged in the business as proposed and as indicated on plans filed with this application marked "Received November 24, 1947," two sheets, *on condition* that no buildings shall be erected on the premises other than those now existing provided the same have been duly approved by the borough superintendent; that a fence as proposed and as indicated shall be maintained on the interior and rear lot lines and the existing street building line; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto including signs other than as may be permitted by the Board under an administrative appeal to be filed to permit the use of the premises within the proposed widening of Springfield boulevard under section 35 of the General City Law; that after action on such appeal to be filed all permits shall be obtained and all work completed within three (3) months; that such appeal shall be filed within thirty (30) days.

132-48-BZ

APPLICANT—Lama and Proskauer, for Giuseppe L. Carulli, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from private stable to store on first floor and two families on second floor.

PREMISES AFFECTED—393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (132-48-BZ)

WHEREAS, Lama and Proskauer, for Giuseppe L. Carulli, owner, filed February 11, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from private stable to store on first floor and two (2) families on second floor; affecting premises 393 Clinton street and 238-246 Union street, southeast corner (Block 345, Lot 8), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, then to July 27, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Clinton street is in a residence use, C area and Class 1 height district; Union street is in residence and business use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 30, 1948, re Alt. Applic. 4855-47, reads:

"2. Proposed change of occupancy from private stable, to store on 1st floor and two families on 2nd floor on premises located in a residence zone is contrary to Article II, Section 3 of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 99 ft., 6½ in. in depth on which are located two buildings, one 25 ft. by 62 ft., 6½ in., 3 story and basement, facing Clinton street, and a building, 30 ft. by 49 ft., two stories, 21 ft. 6 in. in height, formerly used as a stable with an apartment and a harness repair and storage room on second floor; that it is proposed to alter the former stable, rear building, and change use of 1st floor to a store for the owner's use and two apartments on the second floor; and

WHEREAS, the applicant contends that there are no records as to the original date of construction; that the last alteration was recorded as being made in 1893, under Alteration #615/1893; that this shows the building to be occupied as a stable; that the front building facing Clinton street was altered in 1938 from a one family to Doctor's office and a 4-family building, for which Certificate of Occupancy #85742 was issued; that the proposed change of use from stable to a store and two families will in no way affect the surrounding properties but will improve the general appearance of the block; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated January 30, 1948 on Alt. Applic. 4855-47 be and it hereby is affirmed and the application be and it hereby is denied.

180-48-BZ

APPLICANT—Lama and Proskauer, for Marion Fogarazzo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in residence and unrestricted use districts, the change in occupancy of building in

rear of lot from three-horse stable first floor, hay loft second floor, to motor vehicle repair shop, body and fender work, welding, painting and spraying and to permit the parking in open lot of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and S. Edward Devlin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (180-48-BZ)

WHEREAS, Lama and Proskauer for Marion Fogarazzo, owner, filed March 3, 1948 an application under sections 7c and 7i of the zoning resolution, to permit in residence and unrestricted use districts; the change in occupancy of building in rear of lot from three (3) horse stable, first floor, hay loft, second floor, to motor vehicle repair shop, body and fender work, welding and painting, and spraying, and to permit the parking, in the open area of the lot, of more than five (5) motor vehicles, waiting to be serviced, affecting premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 29, 1948, after due notice by publication in the Bulletin, and laid over to from time to time to July 27, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Evergreen avenue is in a business use C area class 1 height district; Stanhope street is in an unrestricted use C area class 1 height district; the site is mainly in unrestricted use and the rear portion is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated February 16, 1948 on Alt. Applic. 276-48 reads:

"1. The proposed change of use of these premises (located partly in an unrestricted and partly in a residence use district) from front building, 2 families, rear building, 3 horse stable with hay loft on 2nd floor to front bldg., 2 families, remainder of premises auto repairs, body and fender work, welding, painting and spraying, storage of more than 5 cars waiting to be serviced with the 2nd floor of rear building unoccupied is contrary to the Zoning Res. Art. II, Sect. 3." and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. 6 in. frontage by 125 ft. 1 in. in depth, irregular, on which are located two buildings, a two story brick dwelling, 22 ft. front by 50 ft. in depth, with a one story extension 14 ft. by 22 ft. deep; that at the rear is a building 49 ft. 6 in. by 25 ft. in depth, irregular, two stories, 24 ft. in height, of class 3 construction, formerly used as horse stable and hay loft and moldings shed; that it is proposed to use the rear building within the residence use district for auto repairs, body and fender repairs, welding, painting and spraying; that it is further proposed to use the open area for the parking of more than five motor vehicles waiting to be serviced; that all present open lot line openings will be bricked up; and

WHEREAS, the applicant contends that the proposed auto repair use will be much less objectionable than a stable; that the owner does not propose to have any signs on the face of the building to be used for auto repairs; that the front portion of the lot for a depth of 100 ft. is in an unrestricted zone and the use of this rear building in the residence use district for auto repairs will in no way affect

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the community; that the present rear building will not be extended; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the occupancy of the former stable building as proposed and as indicated on plans filed with this application marked "Received March 3, 1948," three sheets, on condition that the exhaust fan presently in the easterly wall of the building shall be removed and arranged so as to exhaust on the premises and away from adjoining lot lines; that a chimney shall be erected in connection with the heating system complying with the requirements of the building code therefor and carried up above the peak of any adjoining building within 50 ft.; that the parking and storage of more than 5 cars serviced or to be serviced may be permitted in the open portion of the plot not occupied by buildings; that repair work shall be done solely within the building and by hand tools except that there may be a machine tool for grinding and a drill not requiring motor power of more than ½ h.p. each; that any welding, painting or spraying shall be subject to permits issued by the fire commissioner; that no openings shall be installed in the side or rear walls other than those now existing which shall be blocked up so as to be not openable; that the second story or loft of the existing stable shall not be used; that fences shall be maintained on the side lot lines where walls of buildings do not occur; that such portable fire fighting appliances shall be maintained as the fire commissioner shall require; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

255-48-BZ

APPLICANT—Charles A. Wilson, for Frank and Catherine Attenese, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop.

PREMISES AFFECTED—2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70 and 71), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (255-48-BZ)

WHEREAS, Charles A. Wilson for Frank and Catherine Attenese, owners, filed March 23, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repair shop, affecting premises 2495 McDonald avenue, east side, 300 ft. south of Avenue W (Block 7173, Lots 69, 70, 71), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held on July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, then to

July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue W is in residence and business use, D area and Class 1 height districts, McDonald avenue and the site are in a business use D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1948, re N.B. Applic. 2178-46, reads:

"1. Proposed gasoline selling station, lubritorium, car washing and motor vehicle repair shop, located on a plot partly within a business and partly within a residential district is contrary to Art. 2, Sec. 4a 29 and 46, Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. front by 150 ft. in depth, on which is located a building 20 ft. front by 50 ft. in depth, one story, 15 ft. in height, formerly used as a 5 car garage, now not in use (Lot 69); that it is proposed to erect an extension on the northerly line to existing building, 40 ft. by 39 ft. 5 in. (irregular) one story, 15 ft. in height; that it is proposed to use the new structure in conjunction with the proposed gasoline service station; that the existing structure is to be used as a motor vehicle repair shop; that all the construction and existing building will be in the business use portion of the plot; that it is proposed to install 2-550 gallon gasoline tanks and two dispensing pumps; and

WHEREAS, the applicant contends the remaining portion of the premises will be separated from the proposed gasoline selling station by a continuous wall; that in this manner the 50 ft. space located in the residential area will act as a fire break; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated June 15, 1948 on N.B. Applic. 2178-46 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

275-48-BZ

APPLICANT—Lama and Proskauer, for Pauline Hanisch, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from high speed auto laundry, to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry Kester and Alfred D'Onofio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (275-48-BZ)

WHEREAS, Lama and Proskauer for Pauline Hanisch, owner, Alan Rutstein, lessee, filed March 29, 1948, an application under sections 7h and 7i of the zoning resolution, to permit in a business use district the change in occupancy from high speed auto laundry to high speed auto laundry, motor vehicle repairs, wheel alignment, brake testing, and the storage of more than five (5) motor vehicles waiting to be serviced, affecting premises 1266 to 1272 Ralph

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avenue and 5913 to 5923 Clarendon road, northwest corner (Block 7907, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 27, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Clarendon road is in business and unrestricted use, D area, Class 1 height district; Ralph avenue and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, re Alt. Applic. 236-48, reads:

"1. Proposed change of use from high speed auto laundry, to high speed auto laundry, auto repairs, wheel alignment, brake testing and storage of more than five (5) cars waiting to be serviced in a business use district, is contrary to Art. 2, Sec. 4(a) Subdiv. 15 and 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 100 ft. in depth, on which is located a building, 60 ft. front by 100 ft. in depth, one story, 15 ft. in height, of Class 3 construction, presently used as a high speed auto laundry, (C.O. 119953-48, Alt. 4329-47, dated March 11, 1948—high speed auto laundry); and it is proposed to retain the present high speed auto laundry and to add auto repairing, wheel alignment and brake testing in the same building; that it is further proposed to use the vacant portion of the lot north of the building for the storage of more than five motor vehicles waiting to be serviced; that this area is presently enclosed with a 9 ft. high corrugated metal fence having two 6 ft. wide gates opening on Ralph avenue; and

WHEREAS, the applicant contends that the site is in a business zone; that the area to the east across the street, the area to the southeast and the area to the south are all in an unrestricted zone and this entire area is devoted to many unrestricted uses; that Ralph avenue and Clarendon road are main auto highways and this type of proposed service is entirely in keeping at this point; that the auto repairs will be entirely confined to inside of the building and so the additional auto repair use requested will not be any more objectionable than the present legal auto high speed laundry; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7i as to repairing within the building and 7h as to the adjoining lot, on condition that the building shall not be increased in height or area; that in addition to the present high-speed auto laundry now installed in the building there may be the repairing of motor vehicles with hand tools only; that the open yard space to the north may be permitted under section 7h for a term of five years if used for the temporary storage or parking of cars having been serviced or to be serviced and only in conjunction with the building use; that no other use shall be in the open yard and the existing metal fence and gate shall be maintained; that any signs advertising the use shall comply with the requirements of the zoning resolution therefor; that the boiler room shall be separated from the balance of the building and enterable only from the exterior; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

297-48-BZ

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a warehouse for the storage of merchandise sold by the owner (using more than the area permitted); (nursery furniture, perambulators and toys).

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (297-48-BZ)

WHEREAS, Reginald S. Hardy for Samuel Cohen, owner, filed March 31, 1948 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a warehouse for the storage of merchandise sold by the owner, using more than the area permitted, (nursery furniture, perambulators and toys), affecting premises 2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over to July 20, 1948, then to July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Lott street is in residence and business use C area class 1¼ height districts; Tilden avenue and the site are in a business use, C area class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated March 8, 1948 on N.B. Applic. 1290-47 reads:

"1. Proposed structure will exceed allowable area within a 'C' district and violates Art. 4, sect. 13b of the zoning resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 5⁄8 in. frontage by 200 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire lot, one story, 13 ft. 4 in. in height, of class 3 construction, to be used as a warehouse for storage of nursery furniture, tricycles, bicycles, perambulators and the like; that it is proposed to have two doors in the front of the building, one for use as a means of ingress and egress and the other an overhead garage type door to permit the loading and unloading of merchandise; and

WHEREAS, the applicant contends that there will be no heat in the building and no persons will be working there except during the loading and unloading of merchandise; that the owner of the premises in question operates a store on Flatbush avenue in the vicinity and finds it impossible to obtain adequate storage in this area; that he has, accordingly, acquired this property but finds that the existing restrictions do not permit him to occupy enough of the land to meet his needs; that the area of the plot is 5,010 sq. ft. and the allowable area is 3,006 sq. ft.; that the premises in question abuts the rear line of the premises on Lott street and inasmuch as these premises all have substantial rear yards, the proposed building would have no adverse effect on those properties; that 50 ft. to the

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east of the premises under appeal there is a large brick warehouse extending approximately 150 ft. in depth so that the rear yard at that property is considerably less than the rear yard which would be required of this property if the building were erected in conformity with the area district restrictions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief as to extension of area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated March 8, 1948 on N.B. Applic. 1290-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

312-48-BZ

APPLICANT—Lama and Proskauer, for Cornell Furniture Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: D. P. Sanfilippo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert.....	3
Negative	0
Absent: Deputy Chief Guinee	1

THE RESOLUTION (312-48-BZ)

WHEREAS, Lama and Proskauer for Cornell Furniture Company, owner, filed March 22, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on second floor using more than the area permitted; affecting premises 6702 to 6716 18th avenue, 1780 to 1790 67th street, southwest corner and 1779 to 1789 68th Street (Block 5568, Lots 36 and 42) Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held July 20, 1948, after due notice by publication in the Bulletin; and laid over to July 27, 1948, for applicant to file revised plans, and for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 68th street and 67th street are in residence and business use, C and D area and Class 1 height districts; 18th avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, re Alt. Applic. 4678-47, reads:

"1. The proposed 2nd floor exceeds the area permitted by the zoning resolution, Art. IV, Sec. 13(b) in this 'C' area district."

and

WHEREAS, the applicant states that the premises consist of a plot 138 ft. 3¼ in. front by 100 ft. in depth, irregular, on which are located two 2-story buildings at the corners and the balance one story; that the 1st floor is presently used as stores and a furniture showroom and occupies 100% of the lot; that the present second floors at the corners are presently used as dwellings; that the building at the

northwest corner of 18th avenue and 68th street extends to the rear lot line; that the building at the north side (67th street) extends to within 14 ft. 8⅞ in. to rear lot line at 2nd floor; that it is proposed to erect a new second floor extension between present second floor corner buildings to be used in conjunction with present 1st floor furniture showroom; that when completed 2nd floor will be 138 ft. 3¼ in. by 100 ft. (irregular) 2 stories, 29 ft. in height, of Class 3 construction; that the existing mezzanine will be removed and three new stairways will be installed to 2nd floor; that it is proposed to install a new elevator and to have a shipping platform at northwest corner of building on 67th street; that a new passage (fireproof enclosure) will be installed at southwest corner, 68th street side; and

WHEREAS, the applicant contends that the entire lot has an area of 13,662 sq. ft.; that under present zoning regulations in a C area, the owner would be allowed to occupy 6917 sq. ft. at the 2nd floor in addition to present second floor buildings; that the proposed extension will occupy an additional 9780 sq. ft. which is 2863 sq. ft. in excess of allowable area; that as the entire block front is in one ownership and as the present second floor corner dwellings which are part of this site have no legal or required ventilation on the present open area, the proposed extension will not in any manner effect the present buildings, or the buildings to the west of the site which have their own rear yards and side courts; that these buildings directly to the west are built up to the westerly lot line of the premises and have no legal openings facing the site; that the openings proposed in the westerly wall of the proposed extension will have glass blocks, and as this furniture showroom use is a pure sales use there will be no noise emitted from this area; that the present showroom requires a greater area for its business and as the present stores are rented to others under present Federal restrictions, the owner is forced to erect the 2nd floor extension; that the assessed value as shown also makes it almost mandatory to fully develop the 2nd floor; that when these buildings were erected in 1924 the entire 2nd floor area could have been built up; that in view of these facts it is respectfully requested that this application be granted permitting the coverage of the lot as proposed; and

WHEREAS, the building already occupies the entire lot at curb level (section 13b) and extension of area proposed is above curb level; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant a variance under Section 21 of the zone resolution, as to area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the extension of area as proposed and as indicated on plans filed with this appeal marked "Received March 22, 1948," 9 sheets, and revised plan one sheet marked "Received July 21, 1948," on condition that the arrangement shall be in accordance with such revised plan showing a 10 ft. court to be left on the 67th street side against the lot line to the west, provided there is also a similar court of 10 ft. in width on the side toward 68th street, except that such court may commence from the wall of the existing second story, which is approximately 20 ft. from the 69th street building line; that any windows opening westerly shall be filled with glass block as approved for exterior walls; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under 313-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct.

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416-48-BZ

APPLICANT—William Farrell, for Carmela D'Agostino, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show windows more than permitted distance from intersection to residence use district.

PREMISES AFFECTED—2-8 Bay 53rd street, 2932-2954 Cropsey avenue, northwest corner and 1-9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Robert G. McCullough, Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (416-48-BZ)

WHEREAS, William Farrell for Carmela D'Agostino, owner, filed May 6, 1948 an application under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, automobile showroom and motor vehicle repair shop, with entrances and show window more than the permitted distance from the intersection to residence use district, affecting premises 2 to 8 Bay 53rd street, 2932 to 2954 Cropsey avenue, northwest corner and 1 to 9 Bay 52nd street (Block 6949, Lot 37), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin; and laid over to July 20, 1948, then to July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cropsey avenue is in a business use A area class 1½ height district; Bay 52nd street, Bay 53rd street and the site are in residence and business use A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated June 1, 1948 on N.B. Applic. 542-48 reads:

"1. The construction of a gasoline service and oil selling station, automobile showroom, and auto repair shop, partly in a business and partly in a residence use district is contrary to the Zoning Res., Art. II, sect. 4 (a) (29) and (46) and Art. II, Sect. 3.

2. The location of entrances and show windows on Bay 53rd and Bay 52nd Streets more than 25' from the corner of Cropsey Ave. is contrary to the Zoning Res. Sect. 7-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 175 ft. front by 52 ft. in depth, one story, 15 ft. 6 in. in height, of class 3 construction, to be used as a gasoline service station, lubrication, motor vehicle repairs and as an automobile showroom; and

WHEREAS, the applicant contends that Cropsey avenue extending north and south for several miles, is a main motor vehicle artery to and from Coney Island; that the property diagonally across the road on Cropsey avenue comprising several acres is improved with numerous buildings used for manufacturing various articles including wood-

working, metal cabinets, upholstering, paint spraying, toy making, etc.; that the function of the proposed building will consist of servicing motor vehicles entering Coney Island and display and sale of automobiles; that the site is not suitable for any other use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f, 7i and 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent dated June 1, 1948 on N.B. Applic. 542-48 be and it hereby is affirmed and the application be and it hereby is denied.

463-48-BZ

APPLICANT—Charles C. Weinstein, for Sam Minskott, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores), using more than the area permitted.

PREMISES AFFECTED—98-52 to 98-54 63rd road, southwest corner of 99th street (Block 2099, Lot 49), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert Rubin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (463-48-BZ)

WHEREAS, Charles C. Weinstein, for Sam Minskoff, owner, filed May 18, 1948, an application under sections 21 and 7c of the zoning resolution, to permit in a residence and retail use, D area district, the erection and maintenance of a building (stores) using more than the permitted area, affecting premises 98-52 to 98-54 63rd road, southwest corner of 99th street, (Block 2099, Lot 49), Rego Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin; and laid over to July 20, 1948, at request of the applicant, then laid over to July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 99th street, 63d road and the site are all in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1948, re N.B. Applic. 1654-48, reads:

"1. Proposed structure in a D area, on a lot partly in a residence and partly in a retail use district, exceeds the allowable area. Portion of lot in the residence use district cannot be considered as part of the lot for a non-residence building. (Sec. 14c, B.Z.R.)."

and

WHEREAS, the applicant states that the premises consist of a plot 168.25 ft. front by 101.42 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 101.58 ft. front by 101.42 ft. in depth, 1 story 16 ft. 3½ in. in height of Class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that due to surrounding conditions it is not feasible to develop this plot for residential

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use; that opposite subject premises, the northerly side of 63rd road is developed with five 1-and 2-story brick stores covering 100% of the lot area; that the proposed economic development for a one-story retail store building entirely within the retail use portion of the plot is in harmony with the character of the neighborhood and will serve as a buffer between the existing store buildings on the north side of 63rd road and the only buildings affected by the proposed construction, namely the two story brick dwellings on the westerly side of 99th street between subject site and 63rd drive; that the proposal to retain all of the residence use portion of the plot and a portion of the retail use portion unbuilt upon in conjunction with the rear yard of the newly constructed 8-story multiple dwelling on lot 40 under the same ownership will provide more light and air and through block ventilation for the owners of the two-story brick dwellings on the west side of 99th street than would be provided if the owners of lot 49 took full advantage of the coverage permitted and developed lot 49 for residential use with an apartment house which could occupy more than 1,000 ft. in excess of the proposed one-story store building and could in this district be economically erected to a height of eight stories; that the apartment house recently erected on lot 40 under the same ownership as lot in question is provided with a rear yard far in excess of that required by the Multiple Dwelling Law for such a building and is evidence of the owner's desire to preserve the light and air for the residents of this block; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to extension of area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 21 thereof, to permit the erection of a building not over one story in height, substantially as proposed and as indicated on plans filed with this application marked "Received May 18, 1948," four sheets, and marked "Received June 28, 1948," one sheet, *on condition* that there shall be a space not less than 10 ft. in width left vacant along 99th street for the full width of the plot; that such space shall be graded and maintained with lawn and grass and any openings to the building shall have concrete pathways thereto; that the store buildings may face either on 99th street or on 63rd road; that there may be erected a portion of the building at the intersection of 99th street and 63rd road occupying 5,000 sq. ft. as permitted under the zoning resolution provided such portion is not less than 50 ft. in the least dimension; that the balance of the building shall comply with the requirements as to area coverage for a D area district; that the balance of the premises shall be left vacant as proposed and shall be enclosed in a substantial woven wire fence not less than 5 ft. 6 in. in height of the woven wire chain link type with anchored steel posts with no openings therein except one opening to 63rd road to permit the parking of customers' cars and for delivery to the proposed stores; that sidewalks and curbs shall be constructed on both street fronts to the satisfaction of the borough president; that the curb cut to 63rd road shall not exceed 15 ft. in width; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that before plans are filed with the borough superintendent complete working drawings shall be submitted to the Board for further consideration; that such plans shall be submitted within two (2) months from the date of this resolution.

473-48-BZ

APPLICANT—Reginald S. Hardy, for Ethel Realty Co., Inc., owner (H. C. Bohack Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, D area district, the extension to existing business building (retail grocery store), using more than the area permitted.

PREMISES AFFECTED—219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of 31), Inglewood, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and E. J. Haberle.

For Opposition: Anna Parker and Florence Kantor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert	3
Negative	0
Absent: Deputy Chief Guinee	1

THE RESOLUTION (473-48-BZ)

WHEREAS, Reginald S. Hardy, for Ethel Realty Company, Inc., owner, H. C. Bohack Co., Inc., lessee, filed May 20, 1948, an application under section 21 of the zoning resolution, to permit in a local retail use, D area, district, the extension to existing building (retail grocery store) using more than the area permitted, affecting premises 219-04 to 219-12 Hillside avenue and 88-01 to 88-05 219th street, southeast corner (Block 10679, Lot 26 and part of Lot 31), Inglewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin, and laid over to July 27, 1948, for applicant to file revised plans, and for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 219th street is in residence and local retail use, D area and Class 1 height districts; Hillside avenue and the site are in a local retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1948, re alt. Applic. 623-48, reads:

"1. Proposed extension in a D area exceeds 55% of the unoccupied space. (Art. IV, sec. 14c, B.Z.R.)."

and

WHEREAS, the applicant states that the premises consist of a plot 130 ft. front by 100 ft. in depth (irregular) on which is located a building 62 ft. 0¾ in. front by 100 ft. in depth, one story, 17 ft. 8¼ in. in height of Class 3 construction, presently used as a retail grocery store; that it is proposed to erect on lot 31 an extension on westerly portion of existing building 30 ft. by 62 ft. 0¾ in., one story, 17 ft. 8¼ in. in height of Class 3 construction; that the building as contemplated will be 130 ft. front on Hillside Ave. and is to be used by H. C. Bohack Co., Inc., the present occupants of the existing retail store; and

WHEREAS, the applicant contends that about 8 years ago the Ethel Realty Co., Inc. erected a one-story brick building for use as a retail grocery store on the southeasterly corner of Hillside Ave. and 219th street, which had a frontage of 100 feet and a depth of approximately 62 feet, occupying all of the plot owned by that corporation at that time; that under the Zoning Resolution, then in effect it was permissible to use the entire area for such a structure; that subsequently in about 1944, the Ethel Realty Co., Inc., acquired the property adjoining on the east and now propose to erect an extension to the present store, having a frontage of 30 feet and a depth of approximately 62 feet, conforming in size, type of construction and design with the present

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building and to be occupied as a portion of the supermarket now occupied by H. C. Bohack Co., Inc., therein; that the present building on the site is too small for the needs of the business and the proposed extension is needed to permit the tenant to continue its building; that the proposed building of same depth as existing building, exceeds by approximately 210 square feet that permitted by existing regulations; that no serious objection can be interposed to this application because the plans provide for a rear yard of approximately 38 feet whereas the existing building which was conforming when erected in all respects has no rear yard whatsoever; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant states that there is a provision in the lease of the premises covered by this application, which provides for an easement from the rear of lot 31 through to Springfield boulevard; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zone resolution, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zone resolution and that the application be and it hereby is *granted* under Section 21, as to extension of area, to permit extension of the building as proposed and as indicated on plans filed with this application marked "Received May 20, 1948," 6 sheets, and "July 23, 1948," 2 sheets, *on condition* that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; and that in view of the provisions in the lease as represented for permitting access from the rear yard to Springfield boulevard, the rear yard space and space under easement to Springfield boulevard shall be enclosed with a masonry wall not less than 6 ft. in height continuously on the westerly and southerly lines through to Springfield boulevard, except that such wall may be sloped down to a height of 4 ft. 6 in. within 10 ft. of Springfield boulevard building line; that this yard space and the space through to Springfield boulevard shall be paved with concrete or colprovia or other suitable reasonably impervious material; that all shipments to and from the building shall be through such space; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

499-48-BZ

APPLICANT—Paul Friedman, for Utility Laundry Service, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles and dry cleaning.

PREMISES AFFECTED—2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Frank A. Barrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (499-48-BZ)

WHEREAS, Paul Friedman for Utility Laundry Service, Inc., owner, filed May 20, 1948 an application under sections 7c, 7e and 21 of the zoning resolution, to permit in residence and business use districts, the change in occupancy from laundry and accessory garage for more than five motor vehicles to laundry, accessory garage for more than five motor vehicles, and dry cleaning, affecting premises 2112-2128 Neptune avenue and 2801 to 2815 West 22nd street, southeast corner, and 2814 to 2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 13, 1948, after due notice by publication in the Bulletin, and laid over to July 27, 1948, for inspection by a committee of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue is in a business use C and A area class 1 and class 1½ height district; West 21st street, West 22nd street and the site are in residence and business use C area class 1 and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated May 14, 1948 on Alt. Applic. 1158-48 reads:

"1. Proposed change in occupancy from a laundry and an accessory garage for more than five motor vehicles to a laundry, accessory garage for more than five (5) motor vehicles and dry cleaning on a lot partly in a business use district and partly in a residence use district is contrary to Art. II, Sec. 3, S.S. 9 and Art. II, Sec. 4a, SS.11 of the Zoning Resolution. Note: These premises were the subject of a conditional variation by the Board of Standards and Appeals calendar 202-23-BZ, 203-23-BZ, and 1161-27-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 157 ft. 7½ in. frontage by 220 ft. in depth, irregular, on which are constructed four buildings totaling 157 ft. 7½ in. by 160 ft. in depth, irregular, one story, 14 ft. in height, of class 3 construction; that it is proposed to include dry cleaning in conjunction with existing laundry and garage for more than five motor vehicles; and

WHEREAS, the applicant contends that the proposed area of dry cleaning use already installed is small in comparison to the area of the existing buildings comprising the plot; that the dry-cleaning use has become a normal incident of the laundry business and the maintenance of a dry-cleaning department is essential for the retention of laundry patrons who would change to other laundries, which have dry-cleaning departments, in order to have their laundry and dry-cleaning work done by the same company; that the nature of the operation of the proposed use is unobnoxious in all respects, no fumes or smoke will be emitted and the process and equipment will conform to all laws relating thereto so that there will be no fire hazard; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* to permit extension of use consisting of dry cleaning as proposed and as shown on plans filed with this application marked "Received May 20, 1948," 4 sheets, *on condition* that there shall be constructed a fireproof partition immediately around the equipment from floor to ceiling with a fireproof door thereto and with a system of ventilation with intake and exhaust from such room exhausting on to the outer air through the roof of the building; that all equipment shall be as approved by the Board; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height

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or area; that a new certificate of occupancy shall be obtained for the complete use of the entire group of buildings as a laundry and as herein permitted for dry cleaning; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

529-48-BZ

APPLICANT—Jacob W. Sherman, for Leon Emmerman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman and Leon Emmerman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert	3
Negative	0
Absent: Deputy Chief Guinea	1

THE RESOLUTION (529-48-BZ)

WHEREAS, Jacob W. Sherman for Leon Emmerman, owner, filed June 4, 1948 an application under section 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop using more than the area permitted, affecting premises 86-88 East 98th street, west side, 100 ft. south of Rutland road (Block 4616, Lot 12), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin, and laid over to July 27, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rutland road, East 98th street and the site are in a business use C area class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 2, 1948 on N.B. Applic. 33-48 reads:

"1. The construction of a building in a business use district to be used as a garage for more than 5 motor vehicles and motor vehicle repair is contrary to the Zoning Res. Art. II, Sect. 4 (a) (15) & (29).

2. The proposed building exceeds in area the 60% area of the lot permitted to be occupied in this "C" area district by the Zoning Res. Art. IV, Sect. 13 (b)." and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire plot, one story, 13 ft. in height, of class 3 construction, to be used as a garage for more than five motor vehicles, and motor vehicle repair shop; and

WHEREAS, the applicant contends that the premises are hemmed in by garages on the southeasterly side and by a garage type of building used for plumbing supply on the northwesterly side; that therefore, the proposed use will be in harmony with the existing uses; that the property, being hemmed in with these type uses is not susceptible to economic development for ordinary business uses; that by reason of the existing automobile type of uses on this portion of East 98th street only uses serving motor vehicles are practical; that permission is also requested to erect the building in excess of 60% coverage of the lot in view of

the practical difficulties and unnecessary hardships involved; that the buildings existing on both sides of the plot in question extend to the full depth of their lots; that to require the owner of the premises in question to leave any unbuilt upon space would serve no useful purpose as the premises are hemmed in by existing walls of existing buildings, which walls already interfere with block ventilation; that the situation as it affects the area of coverage on the lot in question is unique in that this lot, 40 ft. in width, is the only vacant property on this block front and further in that this lot is hemmed in by existing buildings which are legally non-conforming and which exceed the area of coverage permitted for a new building in this district; that on the basis of equality of privilege alone the owner is entitled to relief so as to permit the development of his plot to the extent that the adjoining plots are developed; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution and that the applicant substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zone resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under 21 and 7i, to permit the building as proposed and as indicated on plans filed with this application marked "Received June 4, 1948," 3 sheets, to be occupied as a motor vehicle repair shop, on condition that the building shall not exceed one story in height; that there shall be no windows erected on the side line or rear lot lines except that there shall be a space left at the rear not less than 6 ft. square with a door opening thereto, to provide a second means of egress over the roof of the building; that a double rung steel ladder shall be maintained in such court space reaching from grade to the parapet; that a masonry wall shall enclose such space on the rear and side lot lines; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

492-27-BZ

APPLICANT—Lama and Proskauer, for Halward Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change of occupancy from gasoline service station (previously granted by the Board) to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4	
Negative	0

THE RESOLUTION (492-27-BZ)

WHEREAS, this application under the zoning resolution, to permit the erection and maintenance of a gasoline service station, affecting premises 1134-1144 East New York avenue

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and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn, was granted by the Board on February 28, 1933, on certain conditions; and

WHEREAS, the resolution was amended on May 31, 1933, September 15, 1936, November 8, 1939, November 26, 1940 and July 23, 1946; and

WHEREAS, plans were approved on January 14, 1947; and

WHEREAS, time was extended July 22, 1947 to obtain permits and complete the work; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as *amended* through July 23, 1946, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1493-39-BZ

APPLICANT—Henry W. S. Bangert, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—88-05 to 88-11 168th place, east side, 37.50 ft. south of 88th avenue (Block 9820, Lots 38 and 41), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Henry W. S. Bangert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1493-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 88-05 to 88-11 168th place, east side, 37.50 ft. south of 88th avenue (Block 9820, Lots 38 and 41), Jamaica, Borough of Queens, was granted by the Board on November 13, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 24, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 13, 1940, as *amended* through September 24, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution to permit ... and that other than as herein *amended* the conditions of the resolution of November 13, 1940, shall be complied with (Misc. 90-1939)."

446-40-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—re approval of plans—Application (decision of the borough super-

intendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building and to permit the existing parking and storage of more than five motor vehicles (previously granted by the Board) to continue.

PREMISES AFFECTED—4439-4441 Broadway and 700-706 West 190th street, southwest corner (Block 2180, Lots 492 and 494), Borough of Manhattan.

APPEARANCES—

For Applicant: James McCoker and Sheldon Covell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (446-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the inclusion of parking and storage of more than five motor vehicles on an existing gasoline service station, affecting premises 4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan, was granted by the Board on January 21, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on January 26, 1943, January 3, 1945 and December 17, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7c of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the extension of existing structure to house open grease pits, the enlargement of heating room and the refacing of present building, and to permit the existing parking and storage of more than five (5) motor vehicles to continue, was granted by the Board April 13, 1948, on certain conditions; and

WHEREAS, the applicant submitted plans, for approval by the Board, in compliance with requirements of the resolution.

Resolved, that the plans marked "Received July 13, 1948" (2 sheets) be and they hereby are *approved* as being substantially in accordance with the requirements of the resolution adopted April 13, 1948.

721-41-BZ

APPLICANT—Reginald S. Hardy, for Yale Land Co., owner.

SUBJECT—Application for consideration—reopening to affirm resolution adopted by the Board on May 25, 1948 (reopened subject to usual procedure) re hearing under applicable section 7e of the zoning resolution (remitted to Board by Court) re—Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northwest corner (Block 8274, Lot 128), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Alfred A. Lama.

For Opposition: Abram Schlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock and Deputy
Chief Guinee 2
Negative: Commissioners Blum and Kleinert ... 2

THE RESOLUTION (721-41-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry affecting premises 260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northwest corner (Block 8274, Lot 128), Little Neck, Borough of Queens, was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, the motion of the Yale Land Company, intervenor-respondent, in the matter of Helen Eckerman vs. The Board of Standards & Appeals, was granted by the Court on December 29th, 1947, remitting the matter to the Board to reconsider as to the section of the Zoning Resolution; and

WHEREAS, on May 25, 1948, the resolution was amended, affirming the resolution adopted by the Board on July 15, 1947, under section 7e (instead of section 7f as formerly stated in the application which was inapplicable); and

WHEREAS, a reopening was requested to affirm the resolution adopted on May 25, 1948, inasmuch as no notice was given to attorney for objector.

Resolved, that the request to reopen be and it hereby is denied.

987-41-BZ

APPLICANT—The Texas Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building, on an existing gasoline service station.

PREMISES AFFECTED—736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert, and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (987-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building upon an existing gasoline service station, affecting premises 736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn, was granted by the Board on June 8, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1943, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution.”

1029-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1029-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, affecting premises 263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended from time to time and last extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 14, 1942, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

“... that in view of statement by applicant that plans have been approved, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution.”

1101-41-BZ

APPLICANT—The Texas Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business and partly in an unrestricted use district, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1101-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the reconstruction of an existing gasoline service station, affecting premises 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn, was granted by the Board on July 21, 1942, on certain conditions; and

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WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

454-44-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry.

PREMISES AFFECTED—3143-3161 Atlantic avenue and 248-262 Norwood avenue, northwest corner (Block 3960, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (454-44-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, sales office, lubritorium and auto laundry, affecting premises 3143-3161 Atlantic avenue and 248-262 Norwood avenue, northwest corner (Block 3960, Lot 58), Borough of Brooklyn, was granted by the Board on December 19, 1944, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved on July 3, 1945; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended January 20, 1948; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1944, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... in view of statement by applicant that the work has been completed and that additional time is required to obtain the certificate of occupancy, that all work shall be completed and a certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution."

164-46-BZ

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from one family residence to undertaker's establishment and one family residence.

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (164-46-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from one family residence, to undertaker's establishment and one family residence, affecting premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, was granted by the Board on June 25, 1946, on certain conditions; and

WHEREAS, time to complete the work was extended July 1, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1946, as *amended* through July 1, 1947, Vol. 1, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1038-46-BZ

APPLICANT—Surface Transportation System, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in business use and unrestricted use district, the storage of more than five motor vehicles and a motor vehicle repair shop.

PREMISES AFFECTED—1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through); (Block 3904, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank T. Ward.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1038-46-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the storage of more than five (5) motor vehicles and a motor vehicle repair shop, affecting premises 1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through);

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(Block 3904, Lot 40), Borough of The Bronx, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended September 9, 1947; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1077-46-BZ

APPLICANT—East Side Omnibus Corp., and Comprehensive Omnibus Corp., for Lusare Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the proposed change in occupancy of a portion of an existing garage for more than five motor vehicles to offices.

PREMISES AFFECTED—421-433 East 100th street, northwest corner of East River drive and 418-432 East 101st street, south side, 91 ft. 3½ in. west of East River drive (Block 1694, part of Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Isidore Zamore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1077-46-BZ)

WHEREAS, this application was withdrawn without prejudice on February 18, 1947; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the proposed change in occupancy of portion of an existing garage for more than five (5) motor vehicles to office, affecting premises 421-433 East 100th street, northwest corner East River drive and 418-432 East 101st street, south side, 91 feet 3½ in. west of East River drive (Block 1694, part of Lot 14), Borough of Manhattan, was granted by the Board July 1, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that work has been substantially completed, that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution."

97-47-BZ

APPLICANT—Lama and Proskauer, for Waxman Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles gasoline service station, brake testing, wheel alignment, lubritorium, parts department and motor vehicle repair shop and the erection of a building for storage of lumber trim, manufacture and assembly of trim and a material yard for the sale and display of masonry plumbing and roofing materials.

PREMISES AFFECTED—13-21 Neptune avenue, north side, 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (97-47-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection of a building to be used as a public garage for more than five (5) motor vehicles, the erection and maintenance of a gasoline service station, brake testing, wheel alignment, lubritorium, parts department and a motor vehicle repair shop and the erection of a building to be used for the storage of lumber and trim, the manufacturing and assembly of trim and a material yard for the sale and display of masonry, plumbing and roofing materials, affecting premises 13-21 Neptune avenue, north side 10.53 ft. east of East 13th street and 2740-2762 East 14th street (Block 7487, Lot 22), Borough of Brooklyn, was granted by the Board July 8, 1947, on certain conditions; and

WHEREAS, the resolution was amended on November 25, 1947, January 13, 1948 and June 22, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on July 8, 1947, as *amended* through June 22, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans for construction have been approved, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

1095-47-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anna Callion, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension to an existing building, using more than the area permitted.

PREMISES AFFECTED—413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and George Callion.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1095-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the extension to an existing building using more than the area permitted, affecting premises 413 Beach 129th street, west side, 140 ft. north of Newport avenue (Block 723, Lot 33), Belle Harbor, Borough of Queens, was granted by the Board April 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 20, 1948, by adding thereto:

"... that revised plans marked 'Received July 24, 1948,' 1 sheet, showing the proposed new 2nd story extended in depth from 37 ft. to 45 ft. may be substituted for the plans referred to in the resolution marked 'Received April 6, 1948,' on condition that in all other respects the resolution adopted by the Board on April 20, 1948, shall be complied with (Alt. Applic. 2219-47)."

APPEALS FROM ADMINISTRATIVE DECISIONS

72-45-A

APPLICANT—Saul Goldsmith, for C. W. H. Carter, Inc., owner (100 Varick Street Corp., owner under contract); (The Doho Chemical Corp., lessee).

SUBJECT—Application reopened July 13, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—94-100 Varick street and 68 Watts street, northeast corner (Block 477, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (72-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 94-100 Varick street and 68 Watts street, northeast corner (Block 477, Lot 35), Borough of Manhattan, was granted, by the Board on April 24, 1945, on certain conditions; and

WHEREAS, the applicant requested a reopening of this appeal and an amendment of the resolution; and

WHEREAS, this appeal was reopened, July 13, 1948, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1948, on Alt. Applic. 1181-48, reads:

"1. Proposed use of attic for storage is contrary to the resolution of the Board of Standards and Appeals, Cal. 72-45-A.

2. Provide exits from attic floor in accordance with Sections 270 and 272, Labor Law.

3. Proposed live load for storage in attic floor contrary to Sections 7.3.2.3 Code.

4. Provide a physical subdivision for areas into different loads on 2nd floor 7.3.2.1 Code."

and

WHEREAS, the applicant states the building is two stories and attic, 38 ft. in height; 108 ft. 2 in. by 35 ft. and 56 ft. irregular in area, of Class 3 construction; erected 1920; located in an unrestricted use, B area, Class 1 height district and used and occupied since 1943: cellar, boiler room, storage and factory, 5 persons; 1st floor, office and factory, 15 persons; 2nd floor, factory, 25 persons; attic, vacant; that the entire building is used for compounding and bottling of perfumes and toilet waters; and proposed to be used and occupied after alteration: cellar, boiler room, storage and factory, 5 persons; 2nd floor, factory, 25 persons; attic storage, no occupancy; that the entire building will be used as a factory for compounding and bottling pharmaceuticals; that the building will be equipped with an approved type one source wet sprinkler system; that there is one 3 ft. 8 in. steel stairs, enclosed in brick walls, equipped with kalamein self-closing and leading from roof bulkhead and with egress to street through alley covered by easement; and

WHEREAS, the applicant contends that the building faces on two streets; that the first tier is concrete; that all rear east lot line windows are kalamein frames and sash, glazed with wire glass; the 1st and 2nd floor ceilings are plastered; that the entire building will be occupied by one tenant; that the building will be legally a factory although no actual products will be manufactured therein; that the prime use of the building is bottling labels, storage and shipping of pharmaceuticals; that egress from cellar, 1st and 2nd floor is through a rear fireproof stairs and a stair at the center of the building open to the 1st and 2nd floors and enclosed at cellar; that egress from attic is through a door leading to roof and thence to the rear fireproof stairs which leads to the street through a common alleyway, leading to Watts street; that the total use of the building will be changed to compounding and bottling of pharmaceuticals and the attic will be used for storage without any human occupancy; that the storage use will be limited to the present live load design of 60 lbs. per sq. ft.; that it is proposed to reinforce the east half of the 2nd floor to sustain a 160 lb. per sq. ft. live load; that the bottling of the various pharmaceuticals will consist of non-hazardous, non-explosive, non-poisonous and non-dangerous materials; that it is also proposed to install through the building an approved single source wet sprinkler system; that in view of these foregoing facts, it is requested that the Board grant a modification to permit the proposed use with one fireproof stair and one open stairway and accept the attic live load and 2nd floor live load with 60 lbs. per sq. ft.; that such load will not be exceeded; that it is also requested that the Board permit 160 lbs. per sq. ft. live load floor area at the 2nd floor without any physical barriers to the 60 lb. live load area.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 24, 1945, only so far as it has reference to the attic which was proposed to remain vacant, so that as amended this portion of the resolution shall read:

"... that as to objections 1, 2 and 3 in the event the new owner, the Doho Chemical Corporation as lessees, desires to occupy the attic for storage, such use may be permitted as proposed on condition that there shall be no human occupancy and the storage material shall be of light weight; that, as to objection 4, the existing load on the second floor may be continued, provided there is a painted marking on the floor subdividing same into areas and indicating the liveload of the several sections; and that in all other respects, the resolution adopted by the Board April 24, 1945, shall be complied with and a sprinkler system shall be installed as proposed."

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131-47-A

APPLICANT—Lama and Proskauer, for Nathan Williams, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (131-47-A)

WHEREAS, Lama and Proskauer for Nathan Williams, owner, filed February 6, 1947 an appeal from a decision of the borough superintendent, affecting premises 1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue, and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated January 9, 1947 on Alt. 4032-46 reads:

"2. Stairway in portion of buildings facing Jefferson Ave. to lead to street as per C26-292.0 (Sec. 6.4.1.11) of Administrative Code."

3. Means of egress on 3rd and 4th floors to be remote from each other as per C26-273.0 (Sec. 6.1.2.4 (d) 4 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 2 and 4 stories, 25 ft. 47 ft. and 55 ft. in height, 78 ft. 11 in. by 111 ft. irregular in area, of class 3 construction, on a lot 78 ft. 11 in. by 150 ft. irregular in area, located in business and residence use B area class 1¼ height districts, and used and occupied since 1920 as follows: cellar—ordinary; 1st floor—store, public garage for more than five cars—3 persons; 2nd, 3rd and 4th floors—public garage for more than five cars; proposed to be used and occupied upon completion of alteration without change except that the 1st floor will be used as a gasoline service station, public garage and minor motor vehicle repairs with an occupancy of three persons; that the building is equipped with two interior 3 ft. 8 in. wide iron stairs, masonry enclosed, equipped with fireproof self-closing doors, leading direct to street, one of which leads to roof; and

WHEREAS, the applicant contends that the premises are improved with a four story and two story brick garage; that the original buildings were erected as a stable in 1892 and the present use was established under B.N. 8082-1920; that it is proposed under Cal. No. 130-47-BZ to demolish a portion of both the four story and two story structures for a depth of 39 ft. from Bedford avenue building line and to create a gasoline service station; that it is proposed to construct a new 3 ft. 8 in. wide iron stairs, enclosed in masonry walls to extend to roof and lead directly to exterior of building; and

WHEREAS, the applicant contends further that in view of the fact that the area of the garage is being diminished and the old stairway will be replaced by a new one and will comply with all the rules and regulations, it is requested that this application be granted.

Resolved, that the decision of the borough superintendent dated January 9, 1947 on Alt. 4032-46, Objections 2 and 3, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the stairways and means of exit as shown and as proposed on plans and statement filed in connection with Cal. 130-47-BZ shall be installed and maintained; that in all other respects the

requirements of the building code and the resolution adopted by the Board this day under Cal. 130-47-BZ shall be complied with.

651-47-A

APPLICANT—Lama and Proskauer, for Bowell Corp., owner.

SUBJECT—Application reopened June 29, 1948 re: Appeal from a decision of the borough superintendent, (previously granted on condition).

PREMISES AFFECTED—3012-3016 Stillwell avenue, west side, 70 ft. 10 in. south of Surf avenue (Block 7074, part of Lot 348), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Frank Gartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (651-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 3012-3016 Stillwell avenue, west side, 70 ft. 10 in. south of Surf avenue (1st floor); (Block 7074, part of Lot 348), Borough of Brooklyn, was granted by the Board on September 23, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration of a new proposal, based on a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened June 29, 1948, subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1948, on Alt. Applic. 844-44, reads:

"13. Proposed change of use from 16 mm. miniature movie house with 98 seats and concessions as granted by Bd. of S. and A. resolution Cal. 651-47-A, Bul. 37, Vol. 32 to include a common side show and dressing room for performers is contrary to the Bldg. Code in the following respects:

a. Proposed occupancy for place of amusement in a non-fireproof building three stories high is contrary to Sec. 4.2.1 Building Code,

b. Theatre space to be separated from rest of floor area by a solid unpierced wall of four hour fire resistive rating (Section 12.21.1-a).

c. Comply with Section 12.21.2.3 as to ramps instead of stairs.

d. Comply with Sections 12.21.3.4(a) & (b) as to location and width of exits. Also as to width and swing of doors."

f. Comply with Section 12.7 as to construction, separation and means of egress for dressing room."

and

WHEREAS, the applicant states that the building is 3 stories, 40 ft. in height; 48 ft. 8 in. by 90 ft. in area, of Class 3 construction; erected approximately 1922; located in a business use C area, Class 1 height district and used and occupied since 1944—cellar, unoccupied; 1st floor, concessions and 16 mm. non-explosive film miniature movie, 98 persons; 2nd floor, unoccupied; 3rd floor, unoccupied, and proposed to be used and occupied as follows: cellar—same; 1st floor, concessions and 16 mm. non-explosive film, miniature movie and common side show, 106 persons; 2nd floor unoccupied; 3rd floor, unoccupied; that the building is equipped with an approved one source sprinkler system; there are two 3 ft. 8 in. iron stairs, fireproof enclosed, from roof bulkhead direct to street; and

WHEREAS, the applicant states that the 1st floor is occupied by concessions at the front and miniature movie for 98

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persons; that the two upper stories are unoccupied; that the existing uses were approved under Alt. 844-44 and temporary C.O. issued for the duration of the Coney Island season; that a temporary C.O. has been issued for each summer season since the original approval; that the last issued C.O. was No. 114415 issued May 22, 1946, to expire September 3, 1946; that under Cal. 651-47-A the Board approved this use under date of September 23, 1947; that it is now proposed to maintain the miniature movie and add the use of a common side show consisting of not more than 8 performers; that the concession room to the north will be converted to a dressing room and will be equipped with four sprinkler heads connected to the present house supply; and

WHEREAS, the applicant contends as to Objections 13a, b, c and d, that all of these objections were previously considered by the Board and all of the provisions of the Board's resolution have been carried out; that the interior walls and ceilings have been fire retarded to isolate the miniature movie and side show from the balance of the building; that the upper floors are unoccupied; that the exit halls toward the rear are 5 ft. wide and stair partition at front is fire retarded; that there is one 6 ft. 6 in. exit at the front leading to Stillwell Avenue and one 3 ft. 8 in. stair leading to two 2 ft. 6 in. fireproof doors leading direct to Stillwell avenue; that at the rear of the building there are 5 ft. wide iron stairs leading to two 3 ft. wide fireproof doors direct to sidewalk; that ramps would not be practical and the occupancy will be increased by 8 persons to a total 106 persons; that the inclusion of the side show does not constitute a greater hazard; and contends as to Objection 13, that partitions enclosing the dressing room are fire-retarded or metal and glass; that the ceiling is fire retarded and in addition four sprinkler heads will be installed connected with the house supply; that there is a large unoccupied area directly outside of the door from the dressing room to the miniature movie ceiling and this area leads direct to three means of egress; that therefore in view of the fact that the miniature movie was granted by the Board and the inclusion of the side show would not constitute a greater fire hazard and in view of the additional safeguards proposed, it is requested that this application be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 844-44, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

1006-47-A

APPLICANT—Leonard A. Swarthe, for The Park of Edgewater, Inc., owner, (Edgewater Volunteer Hose No. 1, Inc., lessee).

SUBJECT—Application reopened May 25, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—East side of Blair avenue, 167 ft. south of Shore Drive (Block 5516, Lot 101), Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1006-47-A)

WHEREAS, this application for permission to erect a building in the bed of a mapped street pursuant to Section 35 of the General City Law affecting east side of Blair avenue, 167 ft. south of Shore drive (Bed of Blair avenue); (Block 5516, Lot 101), Borough of The Bronx, was granted by the Board January 20, 1948, on certain conditions; and

WHEREAS, the applicant requested a reopening of this

application and an amendment of the resolution; and

WHEREAS, this application was reopened and restored to the calendar May 25, 1948 subject to usual procedure, for consideration of a new decision of the borough superintendent, dated April 12, 1948 on amendment to Alt. 845-47, which reads:

"4. The area and height of a structure may not exceed limits specified in 4.2.1."

and

WHEREAS, the applicant states that subsequent to the Board's action on January 20, 1948 pursuant to section 35 of the General City Law a re-examination was made by the borough superintendent with the objection herein filed resulting therefrom; that the existing structure is of frame and brick, one story, less than 20 ft. in height, about 2821 sq. ft. in area, and a 2½ story, 32 ft. high building, 3598 sq. ft. or a total of 6418 sq. ft. including the area of existing frame garage which is 757 sq. ft.; that the new addition will be 678 sq. ft. in area, 13 ft. in height; that the total area of the structure will be 7096 sq. ft.; that the area within the legal building lines will be 4232 sq. ft. which is in compliance with section 4.2.1 of the building code except as to height; that the new extension is for storing expensive fire-fighting apparatus and to be required to separate the addition from the existing building by fire walls or fireproof doors is impractical as it will defeat the purpose of the existence of the Volunteer Hose Company; it is therefore requested that the Board permit the construction as shown on plans filed with this appeal marked "Received November 20, 1947."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 20, 1948 by adding thereto:

"... that the decision of the borough superintendent acting on Alt. 845-47, Objection 4, dated April 12, 1948 may be *modified* provided the building is not increased in height or area and in all other respects complies with the requirements of the resolution adopted by the Board January 20, 1948."

1081-47-A

APPLICANT—Anthony Adamo, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—27 Starr street, north side, 250 ft. west of Wilson avenue (ground floor); (Block 3185, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Adamo.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (1081-47-A)

WHEREAS, Anthony Adamo, owner, filed December 15, 1947 an appeal from an order of the fire commissioner, affecting premises 27 Starr street, north side, 250 ft. west of Wilson avenue (Block 3185, Lot 42), (1st floor), Borough of Brooklyn; and

WHEREAS, Order 20794-LF issued by the fire commissioner October 8, 1947 and referred to in a decision of the fire commissioner dated November 18, 1947, reads:

"1. Arrange bars on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purposes of egress as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories, approximately 40 ft. in height, 25 ft. by 100 ft. in

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area at 1st floor, 25 ft. by 40 ft. in area at typical floor, of Class 3 construction, located in a business use C area Class 1 height district, used and occupied as follows: 1st floor, manufacturing pants, 30 persons; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family; that the building is provided with two 32 in. wide wood stairs, leading direct to street, enclosed with wood partitions, equipped with wood self-closing doors; that one stairway extends to roof bulkhead; and

WHEREAS, the applicant states that there are 15 windows affected on 1st story; and

WHEREAS, the applicant contends that there are several doors and an exit window in the rear easterly side of the premises, which can be used in the event of fire; that since in the event of fire the occupants on the 1st floor can leave the premises without difficulty it is felt that the order should be rescinded and the present condition permitted to remain; and

WHEREAS, the plans filed with this appeal indicate that the windows in question are 3 ft. by 7 ft., equipped with fixed bars; that the 1st story ceiling is covered with metal; that the stair enclosure on the 1st story is brick and that there are two exits to Starr street, one exit to the rear yard of adjoining premises on the west and one window in the rear easterly wall located 3 ft. above floor level provided with movable bars.

Resolved, that the decision of the fire commissioner as to Order No. 20794-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objection 1, *on condition* that no windows shall be barred other than those indicated on plans filed with this appeal marked "Received December 15, 1947" (1 sheet), *on condition* that in addition to the existing means of exit as shown there shall be one window in the rear wall and one toward the rear in the wall to the east so arranged that the bars will swing and be openable from the interior; that consent letters shall be obtained from the adjoining owners to the west, east and rear, permitting access across their premises and filed with the fire commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

176-48-A

APPLICANT—F. M. Gabler, Inc., for G. Sancilio & Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171-173 Greene street, west side, 140 ft. south of Bleecker street (1st floor); (Block 524, Lot 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred L. Liebman, A. A. Goeff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (176-48-A)

WHEREAS, F. M. Gabler, Inc., for G. Sancilio & Co., owner, filed February 25, 1948, an appeal from a decision of the borough superintendent, affecting premises 171-173 Greene street, west side, 140 ft. south of Bleecker street (first floor), (Block 524, Lot 54), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1948, re Alt. No. 2126-47, reads:

"2. Proposed change of use from trucking space and warehouse on the 1st floor to a garage in a Class 3 building over one story in height is contrary to C26-254. Adm. Code."

and

WHEREAS, the applicant states the building is 6 stories, 65 ft. in height, 40 by 100 ft. in area, located in an unrestricted use, B area, Class 1½ height districts, erected in 1890, used and occupied since 1920 as follows: Cellar, boiler-room, storage; 1st floor, loading platform, paper storage, 3 persons; 2nd floor, office and paper storage, 3 persons; 3rd to 6th floors, inc., wool storage, 2 persons per floor; that no change in use or occupancy is proposed; that the building is equipped with two stairs, 34 in. and 44 in. wide, of wood construction, enclosed with brick walls, equipped with kalamein, self-closing doors, one leads to roof bulkhead and to street; that there is an approved one-source sprinkler system; and

WHEREAS, the applicant contends that the trucking space will be entirely enclosed with fire-retarding material; that it is equipped with a sprinkler system and automatic fire alarm system; that it will be necessary occasionally to store motor vehicles over night due to union conditions that prevent the loading and unloading of trucks after regular working hours.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2126-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that not more than two trucks shall be stored at any time within the trucking space as proposed and as indicated on revised plans filed with this appeal, marked "Received July 15, 1948" (3 sheets); that the protection as proposed and as shown thereon shall be constructed and maintained; that the proposed roller curtain separating the space where trucks are to be stored from the balance of the first floor shall be approved automatic, self-closing; that the door from the passageway into the rear part of the building shall be at least 1½ hour fire test; that the sprinkler system shall be maintained in accordance with the requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

209-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Prospect Marks Corp. (Eagle Cabinet Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy No. 117243 issued April 11, 1947.

PREMISES AFFECTED—363-371 (363-373 displayed) Prospect place, north side, 162 ft. west of Washington avenue and 346 (344 displayed) St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy 117243 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 117243—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (209-48-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Brooklyn, filed March 8, 1948, an application to revoke Certificate of Occupancy No. 117243, affecting premises 363-371 (363-73 displayed) Prospect Place, north side, 162 ft. west of Washington avenue and running through to 344 St. Marks avenue (346 Official) south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn; and

WHEREAS, these premises are owned by Prospect Marks Corp., 26 Court Street, according to a survey of the City Register filed with this appeal by the applicant; and

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WHEREAS, Certificate of Occupancy No. 117243 issued April 11, 1947, on N.B. Applic. 825-25 classifies the building as brick construction, located in an unrestricted use district, one story and basement in height and permits its use and occupancy as follows: Cellar, boilerroom; Basement, storage of rugs and floor coverings, manufacture of sink tops and woodworking, 20 persons, 120 lbs. liveload; 1st floor, manufacture of wooden cabinets, 60 persons, 120 lbs. liveload; and

WHEREAS, notice of hearing set for May 4, 1948 at 2 P.M. was sent to the Prospect Marks Corp., owner, and to the Eagle Cabinet Co., lessee, and an effort was made to notify the owner by telephone of the adjourned date, namely, May 11, 1948 at 2 P.M.; and

WHEREAS, Certificate of Occupancy No. 34199 issued July 16, 1925, permits the use of this building as a 2-story public garage; and

WHEREAS, the applicant states the building is 2 stories, 29 ft. in height, 75 ft. and 25 ft. front by 261 ft. in depth, of Class 1 construction, erected in 1925, located in residence, business and unrestricted use, B area, Class 1½ height districts, used and occupied since April 1947, as follows: Cellar, boilerroom; Basement, Storage of rugs and floor covering, manufacture of sink tops and woodworking, 20 persons; 1st floor, manufacture of wooden cabinets, 60 persons; that the building is equipped with one 3 ft. 8 in. wide fireproof stairs leading direct to street and provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that under Cal. 1128-23-BZ at hearings held by this Board on March 18, 1924 and January 13, 1925, a zone variance was granted to permit a garage for more than five motor vehicles in this building under certain conditions, in acting on N.B. Applic. 17179-23; that upon approval of Application No. 17179-23, Permit No. 825-25 was issued; that when work called for was completed, Certificate of Occupancy No. 34199 was issued July 16, 1925, as a 2-story public garage for 363-373 Prospect place, north side, 162 ft. west of Washington Avenue, which building extends through the block to 344 (346 Official) St. Marks avenue; that a diligent search for this permit shows it to be missing from the files; that Certificate of Occupancy No. 117243 was issued April 11, 1947, based on Permit No. 825-25 for a factory on the first and second floors; that there are no available records showing any approvals of plans and applications filed for a change in occupancy of this building in the aforementioned use districts from garage for more than five motor vehicles to a factory building; that such change of use to a factory where power driven machines are used is contrary to Arts. 3 and 4 of the Zoning Resolution, unless a variance is granted by this Board; that the records do not show such a variance; that there is no record available to show that building complies with Section 270 of the Labor Law; that inspection shows the building does not comply with this section and that the number of toilets are inadequate for proposed occupants; that, accordingly, Certificate of Occupancy No. 117243 should be revoked.

Resolved, that the decision of the borough superintendent be and it hereby is *granted, revoking* Certificate of Occupancy No. 117243, as having been improperly issued for factory occupancy.

313-48-A

APPLICANT—Lama and Proskauer, for Cornell Furniture Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: D. P. Sanfilippo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (313-48-A)

WHEREAS, Lama and Proskauer, for Cornell Furniture Company, owner, filed March 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, on Alt. Applic. 4678-47, reads:

"2. The exit stairs have insufficient width to accommodate the number of persons that may occupy the second floor calculated as per Sect. 6.1.2.3 of the Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 29 ft. in height; 138 ft. 3¼ in. by 100 ft. in area, of Class 3 construction erected 1924; located on a lot 138 ft. 3¼ in. by 100 ft. in area, in a business use, C area, Class 1 height district, and used and occupied since 1925: cellar, storage; 1st floor, storage and furniture showroom, 50 persons; 2nd floor, 4 family dwelling, 10 persons, for which applicant states certificate of occupancy has been issued and proposed to be used and occupied: cellar, same; 1st floor, same; 2nd floor, dwelling, 4 families and furniture showroom, 50 persons; that the building is provided with three interior iron stairs, 3 ft. 8 in. and 4 ft. in width, two of which are fireproof enclosed, equipped with fireproof self-closing doors and leading direct to street and are provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the present buildings were erected in 1924, and altered in 1939 under Alt. 231-1939, and certificates of occupancy 32642 and 90994 were issued for the present uses; that it is proposed under Cal. No. 312-48-BZ to erect a new 2nd floor extension between the corner buildings and to use the new extension in conjunction with the present first floor furniture showroom and to install two new 3 ft. 8 in. wide stairs from 2nd floor direct to street, fireproof enclosed; that in addition there will be a 4 ft. wide open stairs from 2nd floor to 1st floor showroom; that the two proposed enclosed stairs will have a capacity of 100 persons although under Section 6.1.2.3 the 2nd floor will have a calculated capacity of 380 persons; that the occupancy of the 2nd floor extension will not exceed 50 persons; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4678-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits and occupancy shall be as proposed and as shown on plans filed with the application, Cal. 312-48-BZ, as *granted* this day provided the open stair towards the west shall be not less than 5 ft. in width from 1st to 2nd floor, and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as permitted under Cal. 312-48-BZ; that this variance shall continue only so long as the building is occupied as proposed herein.

370-48-A

APPLICANT—Morris Bernard Adler, for West Shore Twine & Paper Supply Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris B. Adler.

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For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (370-48-A)

WHEREAS, Morris Bernard Adler, for West Shore Twine and Paper Supply Corp., owner, filed April 9, 1948, an appeal from a decision of the borough superintendent, affecting premises 697-701 Greenwich street and 259 West 10th street, northeast corner (Block 631, Lot 30), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1948, on amendment to Alt. Applic. 967-47, reads:

"1. Fire escapes in factory buildings over five stories in height as required. Exits not acceptable as per Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is seven stories, 81 ft. 7 in. in height; 90 ft. by 94 ft. 6 in. and 104 ft. 6 in. in area, of Class 3 construction; erected 1892; located on a plot 90 ft. by 94 ft. 6 in. and 104 ft. 6 in. in area, in an unrestricted use A area, Class 2 height district and used and occupied since 1929: cellar, paper storage and boiler room, no persons; 1st floor, office, storage and shipping, 10 persons; 2nd, 3rd, 6th and 7th stories, paper storage, 2 persons each floor; 4th floor, manufacturing paper tubes, 5 persons; 5th floor, paper rewinding, 9 persons; that the building is equipped with one 3 ft. 10 in. wide wood stairs, enclosed in metal lath and cement mortar both sides, of stud partitions, equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof; two outside fire escapes, one on Greenwich street and one on West 10th street, extending to roof by ladder and to street by counter-balanced stairs; that window and door openings on the course of the fire escapes are fireproof self-closing; that the building to the east is 3 stories, to the south 5 stories in height; and

WHEREAS, C.O. 15546 issued August 28, 1929, upon completion of Alt. Applic. 1156-29 permits the building to be used and occupied as follows: cellar, storage; 1st floor, storage and shipping, 4 persons; 2nd floor, office, 45 persons; 3rd to 7th stories, storage, number of persons not stated; and

WHEREAS, Violation 2581 was issued October 29, 1946, stating that the south section of the 4th and 5th floor warehouse space has been converted to factory paper cups, etc., without obtaining a certificate of occupancy; and

WHEREAS, the applicant states that in 1943 the 4th and 5th floors were converted into manufacturing use; that the building is occupied by a single tenant; that Alt. Applic. 967-47 was filed to change the occupancy to include manufacturing on the 4th and 5th floors; that this application was approved October 9, 1947 but a certificate of occupancy was refused due to the recent amendment of Section 271 of the labor law; that an amendment was filed requesting acceptance of the fire escapes and disapproved; that since this is an existing building erected in 1892, having outside approved type labor law fire escapes on the Greenwich street side and substandard 60 deg. fire escapes on the West 10th street side and the building is provided with an interior stairs completely enclosed in fire retarded partitions leading directly to the street, and since the manufacturing is limited to the 4th and 5th floors, it is requested that a modification of Section 271 of the labor law be granted accepting the existing egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the applicant stated all the work required under Order 16011-LF as required by the Fire Commis-

sioner under date of April 6, 1943, has been complied with and the order has been rescinded.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on amendment to Alt. Applic. 967-47, objection 1, be and it hereby is *granted on condition* that the fire escapes shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received April 9, 1948" (5 sheets); that the existing primary means of exit shall be maintained with exit on the first floor through to West 10th street; that the doors at the building line shall be reconstructed so as to comply with the requirements and be readily openable at all times; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 84-43-A.

392-48-A

APPLICANT—Edwin Augustus Acker, for Arthur Courtney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10-43 48th avenue, north side, 159 ft. west of 11th street (cellar); (Block 45, Lot 19), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edwin A. Acker.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (392-48-A)

WHEREAS, Edwin Augustus Acker, for Arthur Courtney, owner, filed April 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 10-43 48th avenue, north side, 159 ft. west of 11th street (cellar), (Block 45, Lot 19), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1948, on Alt. Applic. 1254-47, reads:

"1. The conversion of any part of a frame residence bldg. to a business use, is contrary to sec. 4.2.1 of the Bldg. Code.

2. The present frame exterior walls located within 25 ft. of nonfireproof bldgs. are contrary to sec. 270, subsec. 2 of the Labor Law.

3. The slope of the ramp is excessive, and the width is insufficient, (sec. 270, subsec. 4-Labor Law).

4. The sidewalk steps projecting more than 18" beyond the bldg. line, are contrary to sec. 2.4.1.4.9 of the Bldg. Code.

5. Dimensions of treads and risers of the sidewalk steps are contrary to sec. 270 subsec. 4 of the Labor Law, 2."

and

WHEREAS, the applicant states the building is 2 stories, 21 ft. in height, 21 ft. 9½ in. by 94 ft. in area at 1st floor, 21 ft. 9½ in. by 32 ft. in area at 2nd floor, Class 3 and 4 construction, erected prior to 1898, located on a lot 25 by 100 ft. in area, in an unrestricted use, A area, Class 2 height district, used and occupied since 1898: Cellar, storage; 1st and 2nd floors, combined, dwelling, 1 family; proposed to be used and occupied: Cellar extension—manufacturing stamped metal products, 3 persons; 1st and 2nd floors, dwelling, 1 family; that the residence building is provided with one 2 ft. 8 in. wide wood stairs, enclosed with partitions of wood studs, wood lath, plaster on cellar and 1st floor, equipped with wood doors which are not self-closing; that stairhall leads directly to street and is provided with a ladder and scuttle to the roof; and

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WHEREAS, the owner was convicted and fined in Magistrate Court January 27, 1948, charged with violation of the Administrative Code; and

WHEREAS, the applicant contends as to objection 1 that the extension of the building to be used for business will be Class 3 construction; that as to objection 2, the frame walls in question enclose the existing dwelling portion and are separated from the adjoining brick building on the east by a 3 ft. 2½ in. court; the frame walls are brick-filled; that as to objection 3, the ramp is pitched 12½% and would be acceptable under the Building Code; that if this ramp was 3 ft. 8 in. wide and pitched not more than 10% it would be acceptable under the Labor Law; that intermediate steps or platform will be installed if the Board directs; that as to objection 4, the steps beyond the building line are existing and this objection is not applicable; that to be required now to change these steps would result in an unnecessary hardship to the owner; that as to objection 5, the dimensions of treads and risers could not now be changed without reconstructing the stairs, which reconstruction would be contrary to the Code as it would constitute a new encroachment over the building line.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1254-47, objections 1, 2 and 3, and that the appeal be and it hereby is granted on condition that no manufacturing shall be carried on in the building except in the rear extension as proposed and as indicated on plans filed with this appeal, marked "Received April 22, 1948" (2 sheets) and revised plans marked "Received July 26, 1948" (1 sheet), on condition that the main portion of the cellar of the frame building shall be blocked off from the proposed extension with no opening therein except a passage as indicated on such revised plan through to the front court and thence by new stairs erected within the building line to the street; that the existing ramp at the easterly side from the rear extension to the street shall be maintained; that any windows erected in the side wall shall be steel sash, glazed with wire glass and made self-closing; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and withdrawn as to objection 4 and 5 to comply.

411-48-A

APPLICANT—S. S. Kresge Company, (lessee), for Henrietta S. Dreyer, et. at., owners (Curtis Ready-to-Wear Corp., lessee).

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (basements); (Block 3321, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: C. F. Stimpson.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (411-48-A)

WHEREAS, S. S. Kresge Company, for Henrietta S. Dreyer, et al, owners, filed April 28, 1948, an appeal from an order of the fire commissioner, affecting premises 1317-1323 Broadway, north side, 84 ft. east of Grove street and 10-14 Grove street (Basements), (Block 3321, Lots 1 & 5), Borough of Brooklyn; and

WHEREAS, Order No. 21613 LF issued by the Fire Commissioner February 6, 1948, reads:

"1.. Provide a separate and distinct system of automatic sprinklers throughout cellar having one source of water supply, arranged and equipped as provided

in the rules of Art. 16, Chapt. 26 of the Administrative Code, as provided in Chapter 19-161.0 Admin. Code." and

WHEREAS, the applicant states the building is one and two stories 14 and 22 ft. in height, 84 ft. by 169 ft. 10 in. in area, Class 3 construction, erected in 1926 and 1929, used and occupied since as follows:

Bldg. No. 1317-19	Bldg. No. 1321-23
Basement — stock	Basement — sales & stock
1st floor — sales area	1st floor — sales area
2nd floor — rest rooms	2nd floor — rest rooms

The building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there are five interior stairs, two of which are masonry enclosed, equipped with kalamein, self-closing doors and two are enclosed in partitions of metal lath and plaster; that there is one fire escape extending to roof and to yard by ladder; and

WHEREAS, Certificate of Occupancy 57594 issued August 31, 1929, for 1317-1319 Broadway, upon completion of work under Permit 5704-29 permits the use of the cellar for stock, 1st floor, sales floor 250 persons; 2nd floor, toilets and rest rooms, 10 persons; and

WHEREAS, Certificate of Occupancy 42353 issued December 22, 1926, upon completion of work under Permit 10177-26, permits the use of the Basement for stockroom, 1st floor, store, number of occupants not stated; 2nd floor, girls quarters, 10 persons; and

WHEREAS, the applicant contends that No. 1317-19 Broadway is occupied by S. S. Kresge & Co., the basement having two legal stairways remote from each other; that in addition there is a freight chute with wooden steps leading to yard and self-closing fire doors giving access through a 16 in. brick wall to the adjoining basement; that these doors are normally kept closed; that the building is equipped with a fire and burglar alarm system, fire alarm system is a closed circuit type with fusible link contacts spaced approximately 8 ft. on centers over entire basement area and operates a siren on the exterior of the building and a bell on the interior in the event of a basement fire; that there are fire extinguishers located throughout the basement; that no smoking is permitted in this area; that all merchandise is stacked in bins; that the basement is kept free from litter and hazardous conditions; that the ceiling is ½ in. sheet rock covered with sheet metal; that a baling room of fire-resistive construction has been provided for waste paper; that this room is protected by fire alarm contacts and fire bulbs; that the lessee's agency of this building is uncertain as the lease expires in the near future and compliance with the order would therefore work a hardship on the lessee; that as to Nos. 1321-23 occupied by the Curtis Ready-to-Wear Corp., this basement is protected by a Home Alarm System has approximately 60% sales area and 40% stock space; that the merchandise is chiefly soft goods and cannot be considered hazardous; that fire buckets are conveniently located throughout the basement and the area is kept clean and free from fire hazard; that this basement has fireproof stairways at front and rear and an open stairway at the center; that the rear stairway is to a fire tower leading to the yard; that in addition there is a freight chute with wooden steps leading to the yard; that the ceiling in this area is metal lath and two coats of cement plaster ¾ in. thick; that this basement is well protected and not highly hazardous; that the order would work an undue hardship on the sub-tenant in that his tenancy is uncertain due to the expiration of the lessee's lease in the near future; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner acting on Order 21613-LF, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the existing means of entrance and exit to cellar No. 1, (No. 1317-19) shall be as proposed and as indicated on plans filed with this appeal marked "Received April 28,

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1948" 5 sheets, provided no portion of cellar marked No. 2, (1321-1323) shall be occupied, except the small portion in the front as indicated and that the partition surrounding such space leading to the sidewalk trap door shall be a fireproof partition from floor to ceiling; that there shall be constructed a stairway leading from the cellar, exiting to Grove street within 25 ft. from the Broadway building line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require.

453-48-A

APPLICANT—Samuel M. Kurtz, for The Pilgrim Laundry, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, entire block (basement and 1st floor); (Block 5255, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel M. Kurtz, and M. M. Aiken.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (453-48-A)

WHEREAS, Samuel M. Kurtz, for The Pilgrim Laundry, owner, filed May 7, 1948, an appeal from an order of the fire commissioner, affecting premises 631-649 17th street, 1679-1699 11th avenue, northeast corner, 1102-1138 Prospect avenue and 141-151 Terrace place, (basement and 1st floor), (Block 5255, Lot 1), Borough of Brooklyn; and

WHEREAS, Order No. 22188-LF, issued by the Fire Commissioner April 14, 1948, reads:

"1. Arrange bars on windows and wire screens on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states the building is 3 and 4 stories, 44 and 58 ft. in height, 217 ft. 3 in. by 80 ft. 4 in. in area, Class 3 construction, erected in 1910 and 1927, located in business and residence use, D area, Class 1 height districts; used and occupied since 1910 and 1927: Basement: delivery and boiler room, 31 persons; 1st floor, laundry and offices, 93 persons; 2nd floor, same, 128 persons; 3rd floor, laundry, 162 persons; 4th floor, cafeteria, 200 persons; that no change in use or occupancy is proposed; that the building is equipped with a sprinkler system, standpipe system, interior fire alarm system and regular monthly fire drills are maintained; that there are three 3 ft. 8 in. steel fireproof enclosed stairways, equipped with kalamein, self-closing doors, two of which lead to roof and two fire escapes leading to roof by stair and to street and yard by stair with egress through open yards; windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, the applicant states there are 21 windows on the basement and 8 on the 1st floor affected by this order; and

WHEREAS, the applicant contends that the business conducted is not hazardous; that generally such windows as have been barred or protected with wire mesh screens are ineffective for egress; that they were placed to prevent theft and damage to electric power plant and expensive machinery and equipment; that windows affected marked

1 to 9 on 1st floor plan are steel factory type with steel muntins each about 10 ft. wide by 8 ft. high with 50 panes of glass and 7 ft. wide by 8 ft. high with 35 panes of glass; each glass pane about 10 in. by 16 in.; that the windows are equipped with hinged sections top and bottom; these windows occur in the shipping room wherein only 10 persons are employed, which has two exits; that 1 in. by ¼ in. steel bars about 7 in. on centers have been placed on lower sash only to prevent theft; that to further secure this area, it is requested permission be granted to remove bars and install wire mesh screens fastened with removable nuts and bolts, since sufficient egress has been provided for the employees working in this area; that windows Nos. 16, 17 and 18 at grade on 17th street are blocked by dry-cleaning apparatus, using noninflammable solvent; that windows Nos. 14 and 15 on 17th street are similarly blocked by machinery used for preparation of items for dry cleaning; that the entire area is occupied by ten persons and has two exits; that it is requested the present wire mesh screens be permitted to remain; that windows 11, 12 and 13 on 17th street, 19 and 20 on 11th avenue at grade are only two panes in height and are inaccessible as they are 6 ft. 5 in. to sill from floor; that it is requested that present wire mesh screens be allowed to remain to prevent theft and unauthorized entry; that windows 9 and 10 on 17th street and 21, 22 and 23 on 11th avenue at grade are only one pane in height and are inaccessible as they are about 7 ft. 6 in. to sill from floor; that windows 24, 25, 26 and 27 on Prospect avenue are ineffective for egress and adequate existing exits are immediately adjacent; that windows 28 and 29 on Terrace place which occur in the electric generator room and are inaccessible as they are about 7 ft. from floor to sill; that it is requested that present wire mesh screens be allowed to remain on all these windows to prevent theft and unauthorized entry; that due to the location of this structure on a full block, there are windows on all sides and the windows for which protection with fixed wire mesh screens are requested are comparatively few in number and it is possible to have egress from this structure on three of the four surrounding streets.

Resolved, that the decision of the fire commissioner, re Order #22188-LF, Objection No. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that no additional bars or screens, except as proposed, shall be installed on windows; that the exits as proposed and as indicated on plans filed with this appeal marked "Received May 7, 1948" (4 sheets) shall be maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by the Board under Cals. 1430-21-A, 422-22-S, 151-42-BZ, Vols. 1 and 2 and 954-47-A.

456-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Long Island College Hospital, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—82-106 Pacific street and 328-346 Henry street, southwest corner (1st floor); (Block 290, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry B. Rutkins and Milton W. Mossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (456-48-A)

WHEREAS, Eggers and Higgins, for Long Island College Hospital, owner, filed May 10, 1948, an appeal from a decision of the borough superintendent, affecting premises

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82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1948 on Alt. 1168-47, reads:

"2d. Comply with Section 6.4.1.11 as to extension of new stair #1 to street."

and
WHEREAS, the applicant states that the building is five stories and basement, 75 ft. in height, 254 ft. 4 in. by 199 ft. 2 in. in area at 1st floor, 209 ft. by 199 ft. 2 in. in area at typical floor, of Class 1 construction, erected in 1905 and 1914, located in a business and residence use B area Class 1½ height district, and used and occupied as a hospital; that the building is equipped with a standpipe system, an interior fire alarm system, five 3 ft. 8 in. steel fireproof enclosed stairs, three of which extend to roof and proposed to be equipped with an additional stairway of fireproof construction, equipped with fireproof self-closing doors, extending from roof to 1st story with corridor leading direct to street; that there are four fire escapes extending to roof by stair and to street and court by stair with egress from court through passageway to street; that window and door openings on the course of the fire escapes are not fireproof self-closing; and

WHEREAS, the applicant states that it is proposed to erect a new fireproof addition over the existing fireproof boiler and power house of one story and basement in height; that the new addition will have a three hour stair enclosure from roof to the new 1st floor which will be above the roof of the boiler and power house; that this new stair enclosure will empty into the proposed 1st floor corridor between the existing Arbuckle Wing and the proposed office building and this corridor will lead directly to the main building corridor and exit to Henry street; that the proposed corridor will be constructed of 12 in. brick and 4 in. gypsum block plastered both sides that the existing corridor has a hollow partition with 1½ in. cement plaster on wire lath both sides fastened to 1 in. steel furring channels back to back 12 in. on centers and bolted to the floor and ceiling; that all doors along the entire corridor will be fireproof self-closing ¾ hour; that all windows on the corridor will be fireproof, glazed with wire glass; and

WHEREAS, the applicant contends that due to the special characteristics of the proposed operating wing and certain attendant hazards in safeguarding patients and equipment, it is felt that exit directly to Pacific street would be very undesirable from the security standpoint; that the proposed egress from the lower termination of the new stairway through the centrally controlled lobby and reception desk is desirable for reasons of control and security; that if the proposed stairway were required to exit directly to Pacific street it would be necessary to post 24 hour guard protection at this location; that the proposed structure in question being only about 4600 sq. ft. in area on its lower floors and half that at the 3rd, 4th and 5th floors and being connected to fire protected doorways to other fireproof buildings, the proposed egress is adequate and in view of the fact that in an emergency egress can be had at the 1st floor level by going through the existing ambulance court which leads directly to Amity street.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1168-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the passageway from the stair through to the main entrance at Henry street shall be fireproof or fire-retarded so as to provide a fire-resistance of at least 1½ hours; that all doors in such partition shall be fireproof, self-closing; that the additional means of exit from the ambulance court and through adjoining buildings, as indicated on plans filed with this appeal, marked "Received May 10, 1948," (15 sheets) shall be maintained; that in all other respects the building and occupancy shall comply with all requirements of all laws, rules and regulations applicable thereto other than as may be modified by the Board under Cal. 455-48-BZ and also as previously modified under Cal. Nos. 286-33-A and 308-43-A.

514-48-A

APPLICANT—York Distributors Inc., for The Stork Restaurant Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—3-5 East 53rd street, north side, 125 ft. east of 5th avenue (1st floor and roof extension); (Block 1289, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: John H. Wister.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (514-48-A)

WHEREAS, York Distributors, Inc., for The Stork Restaurant, Inc., owner, filed May 26, 1948, an appeal from an order of the fire commissioner, affecting premises 3 to 5 East 53rd street, north side, 125 ft. east of 5th avenue (Block 1289, Lot 6), (1st fl. and roof extension), Borough of Manhattan; and

WHEREAS, Order 57996-LC, issued by the fire commissioner April 28, 1948, reads:

"Before a permit may be issued for you to operate or maintain a refrigerating system, the following must be done:

1. Discontinue and remove that part of the refrigerating system carried above the 1st floor.

NOTE: Refers to evaporative condenser of York 199 lbs. F-12 unit located on roof of rear extension of 1st story."

and

WHEREAS, the applicant states the building is 7 stories, 75 ft. in height; 42 ft. by 96 ft. in area at 1st floor; 42 ft. by 70 ft. in area at typical floor, of Class 3 construction; erected 1921; located in a restricted retail use, B area Class 1½ height district and occupied since 1934—cellar, storage and kitchen, 30 persons; 1st floor, restaurant, 300 persons; 2nd floor restaurant, 150 persons; 3rd floor, offices and kitchen, 30 persons; 4th floor to 7th floor, offices, 20 persons each; that no change in use or occupancy is proposed; that the building is provided with one 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street and one stair between first and 2nd stories; and

WHEREAS, the applicant states that Items 2 and 3 of the order of the fire commissioner have been complied with; and

WHEREAS, the applicant contends as to Item 1 of the fire commissioner's order that the evaporative condenser was installed to replace a worn out condenser installed in July, 1937 which was part of an approved and licensed system; that the old condenser was in an inaccessible location and it was therefore placed on the subroof over the rear of the 1st floor with the refrigerant lines run on the outside of the building; that since the new evaporative condenser is on the outside of the building and the lines connecting it are on the outside of the building, it is considered to be in a safer location than if located in a room in the basement or the 1st floor of the building, even if such room were used for no other purpose and conformed to all rules governing access and ventilation.

Resolved, that the order of the fire commissioner, acting on Order 57996-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that equipment shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received May 26, 1948," 2 sheets, and that in all other respects shall comply with the requirements of the Administrative Code therefor; that the system shall be maintained to the satisfaction of the fire commission and that all other items of Order 57996-LC, shall be complied with.

MINUTES

521-48-A

APPLICANT—Henry George Greene, for Frederick H. Stoll, owner (Rose Nier, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (2nd floor); (Block 1961, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (521-48-A)

WHEREAS, Henry George Greene, for Frederick H. Stoll, owner, Rose Nier, lessee, filed June 21, 1948, an appeal from a decision of the borough superintendent, affecting premises 415 Clinton avenue, east side, 237.6 ft. south of Greene avenue (Block 1961, Lot 20), (2nd floor) Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1948, on Alt. Applic. 3479-44, reads:

"1. Convalescent home in a Class No. 3 building over 20 ft. in height is contrary to Section 4.2.1. of Building Code."
and

WHEREAS, the applicant states that the building is two stories, and attic, 38 ft. in height; 30 ft. by 70 ft. in area, of Class 3 construction; erected prior to 1927; located in a residence use B area, Class 1 height district, and used and occupied since 1944—cellar, boiler room and storage; 1st floor, convalescent home, 10 persons; 2nd floor, convalescent home, 4 persons; attic, living quarters, 3 persons; proposed to be used and occupied—cellar, same; 1st floor, same; 2nd floor, convalescent home, 8 persons; attic, living quarters, nurses 3 persons; that the building is equipped with a one source sprinkler system in public halls; that there are two 3 ft. wide wood stairs enclosed in partitions of wood, rock lath and $\frac{3}{4}$ in. portland cement plaster, equipped with fireproof self-closing doors and leading direct to street; that a ladder and scuttle to roof is provided; and

WHEREAS, C.O. 52758 issued September 21, 1928, upon completion of work under Permit 15744-27 permits the use of the cellar for ordinary use; the 1st floor for auditorium for religious services and 2nd and attic combined, one family; that live load is given at 120 lbs. on the 1st floor and 40 lbs. on each of the 2nd and attic stories; and

WHEREAS, the applicant contends that the building is equipped with a hall sprinkler system from cellar to roof; that stair enclosures are fire retarded; that the doors on the 1st floor level leading to stairway are fireproof, one hour self-closing; that cooking facilities are confined to the 1st floor; that the present owner has conducted this convalescent home continuously under her own management and under the supervision of a registered nurse; that the owner has been advised by the Department of Hospitals that it would be willing to permit the use to be extended to the 2nd floor providing a C.O. is obtained; that the use of 2nd floor for additional convalescent facilities would provide quarters for eight additional persons so that present exits would in no way be overstressed in the event of an emergency; and

WHEREAS, on February 17, 1945, Alt. Applic. 347-1944, was approved by the borough superintendent, to change the occupancy from auditorium for religious services on the 1st floor to convalescence upon the filing of an affidavit by the lessee that she would use only the 1st floor for convalescence and the 2nd and 3rd floors for living quarters for the family and three nurses. In approving this application the borough superintendent stated that the change was acceptable in view of the fact that the building was

occupied for public use and that the public use would be limited to the 1st floor and stair hall on the 1st floor to be enclosed in fire retarded partition with openings protected with $\frac{3}{4}$ hour doors; and

WHEREAS, Sprinkler Plan No. 35 was approved February 17, 1947, as a voluntary installation and showed a system to comply with the rules and regulations of the Fire Department, the Department of Water Supply, Gas and Electricity and Section 187 of the Multiple Dwelling Law; and

WHEREAS, the premises were inspected by a committee of the Board which recommended the application be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3479-44, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the conditions shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received June 21, 1948" (5 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a certificate of occupancy shall be obtained and the permit for the license from the Department of Hospitals for occupancy of the building as proposed shall be thereafter obtained.

526-48-A

APPLICANT—Lama and Proskauer, for Tumm Shire Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—444 Coney Island avenue, west side, 103 ft. 5 $\frac{5}{8}$ in. south of Montgomery street (ground floor); (Block 5331, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant—Alfred A. Lama and Louis Scherr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (526-48-A)

WHEREAS, Lama and Proskauer, for Tumm Shire Corporation, owner, filed April 30, 1948, an appeal from a decision of the borough superintendent, affecting premises 444 Coney Island avenue, west side, 103 ft. 5 $\frac{5}{8}$ in. south of Montgomery street (Block 5331, Lot 65), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1948 on Alt. Applic. 3824-47, reads:

"1. Proposed sales and display of more than 5 used cars on the same lot with present garage, which premises is partially in a Residential and partially in an Unrestricted district, constitutes an extension of a non-conforming use within the garage Bldg. which is located in the Residential use district and is therefore contrary to Art. II, sec. 3 of Zoning Resolution."
and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height, 44 ft. by 50 ft. in area, of Class 3 construction, erected in 1914, located on a lot 51 ft. 8 $\frac{3}{4}$ in. by 148 ft. 3 $\frac{3}{8}$ in. irregular in area, in an unrestricted and residence use C area Class 1 $\frac{1}{2}$ height district, and used and occupied since 1914 as follows: cellar, garage for more than five motor vehicles and boiler room; 1st floor, garage for more than five motor vehicles, two persons; 2nd floor, dwelling, two families; that premises are proposed to be used and occupied as follows: cellar, garage for more than five cars and boiler room; 1st floor, garage for more than five cars and open lot for the sale and display of used cars, two persons; 2nd floor, dwelling, two families; and

MINUTES

WHEREAS, the applicant states that the premises are improved with a two story and cellar masonry building occupied as garage in cellar and on 1st floor and for two families on 2nd floor; that this building was erected under N.B. permit 3678-14; that the premises are zoned for a distance of 100 ft. parallel to Coney Island avenue as unrestricted and the balance is residence; that it is proposed to use the vacant area wholly within the unrestricted portion of the plot for the sale and display of more than five used cars; that the borough superintendent maintains that this is an extension of a non-conforming use and therefore is contrary to Art. 2, Sec. 3 of the Zoning Resolution; and

WHEREAS, the applicant contends that the contention of the borough superintendent is erroneous inasmuch as the proposed use is wholly within the unrestricted portion of the plot and it is not the intention of the owners to use the existing building for the proposed use; that the existing building is rented to an entirely different tenant and therefore in view of these facts, it is requested that the use sought under this application be permitted in the unrestricted use portion of the plot.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 3824-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed sale and display of used cars within the unrestricted use district on the front portion of the lot shall not be operated in conjunction with the garage at the rear of the lot; that space shall be left through the front portion of the lot at all times as an exit from the garage in the residential area at the rear.

555-48-A

APPLICANT—William H. MacDonald, for Carrier Corporation, for Fanny Farmer Candy Shops, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3825 Corlear avenue, south west corner of West 240th street and south east corner of Tibbett avenue (Block 3414B, Lots 40, 48, 52, 55, 59, 65, 69, 73, 74), Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick G. Genz, Harold W. L. Hansen and William H. MacDonald.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (555-48-A)

WHEREAS, William H. MacDonald, for Carrier Corporation, for Fanny Farmer Candy Shops, Inc., owner, filed June 8, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 3825 Corlear avenue, southwest corner of West 240th street and southeast corner of Tibbett avenue (Block 3414, Lots 40, 48, 52, 55, 59, 65, 69, 73 and 74), Borough of The Bronx; and

WHEREAS, Order No. 57690-LC issued by the Fire Commissioner April 9, 1948, and referred to in his decision of May 14, 1948, reads:

"Before a permit may be issued for your refrigeration system, the following must be done:

7. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by Rule 2 of the Freon Rules of the Fire Commissioner.

Note: Refers to 60 ton Carrier unit, 48 ton Carrier unit and 32 ton Carrier unit."

and

WHEREAS, the applicant states the building is two stories and penthouse, 39 ft. in height, 237 ft. 10 in. by 200 ft. in area, Class 1 construction, erected in 1927, located on a lot 355.83 ft. front on Corlear avenue by 213.59 ft. front on West 240th street, in an unrestricted use, B area, Class 1½ height district, used and occupied since 1947, as follows: Cellar, storage, boiler room, refrigeration room and Engineers room, 10 persons; 1st floor, garage, storage and manufacture of candy, office, 190 persons; 2nd floor, manufacture of candy, 132 persons; penthouse, same, 2 persons; that no change in use or occupancy is proposed; that the building is equipped with a two-source sprinkler system throughout; that there are three 3 ft. 8 in. wide fireproof stairs from roof to street; and

WHEREAS, the applicant contends that the sealed fireproof shaft enclosing the refrigeration lines in question was approved under Bldg. Notice 356/48; that the equipment room is located in the cellar and is ventilated by windows in accordance with the Administrative Code; that the sealed fireproof shaft is 4 in. glazed brick, carried up unpierced except for one bolted and sealed access plate from the cellar ceiling through the first and second story to the roof; that the shaft is practically open to the sky with the exception of a rain hood, which is open on all sides to permit continuous circulation of air from equipment room in the cellar regardless of wind direction; that the loading and weight of condensers were considered in the original structural design of roof approved under N.B. Applic. 251/47; that there are three air conditioning systems involved.

Resolved, that the order of the fire commissioner, acting on Order 57690-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the equipment shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received June 8, 1948," 3 sheets, and that an amendment shall be filed to B.N. Applic. 356-48, setting forth the action of this Board under this appeal in order to complete this record; that in all other respects the system shall comply with all laws, rules and regulations applicable thereto.

563-48-A

APPLICANT—James E. McKillop, for Frank Grancognolo, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors); (Block 3257, Lot 14); Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (563-48-A)

WHEREAS, James E. McKillop, for Frank Grancognolo, owner, filed June 7, 1948, an appeal from a decision of the borough superintendent, affecting premises 178 Stockholm street, south side, 200 ft. east of Wilson avenue (1st and 2nd floors), (Block 3257, Lot 14), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1948, re Alt. Applic. 1503-47, reads:

"1. Frame bldg. 2nd floor occupancy as office is contrary to 4.2.1. and 2.1.3.5 of the Code.

2. Comply with Labor Law as to exits from cellar, 1st & 2nd floors.

3. 50 lbs. liveload required for office use."

and

MINUTES

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 25 by 100 ft. in area at 1st floor, 25 by 57 ft. in area at typical floor, located on a lot 25 by 100 ft. in area, Class 4 construction with side walls brick filled between studs in a business use district, used and occupied at present; Cellar, common use and boilerroom; 1st floor, light manufacturing; 2nd and 3rd floor two unoccupied apartments; proposed to be used on 2nd floor for offices in two rooms at the front, 3rd story to be removed; that there is one 2 ft. 8 in. wide wood stairs, enclosed with studs and lath and 1 in. plaster, equipped with wood, self-closing doors; and

WHEREAS, the applicant contends as to objections 1 and 3 that the existing building is being reduced to two stories and the occupancy of the second floor changed; that the proposed use of part of the 2nd floor as an office for the front portion only in the existing two rooms facing the street will not be used for any type of manufacturing; that all other rooms on the 2nd floor will be unoccupied; that no greater loads will be imposed than in the two existing apartments, as there will only be a desk or two and no heavy filing cabinets used; that as to objection 2, two means of egress are proposed on the second floor, one a new 3 ft. 8 in. wide stairs, enclosed in wood studs, fire-retarded with metal lath and cement plaster both sides, including soffits of stairs, hall ceiling and the underside of 2nd floor hall landings; that these stairs will lead direct to street with 3 ft. 8 in. exit door; that exit signs will be provided; that door opening on the first floor to hall is protected with 1-hour opening protective assembly; that a 4 in. concrete landing is provided at 1st floor level; that a 2 by 3 ft. scuttle and iron ladder will be provided from second floor to roof; that there will be no persons employed in the cellar, although there is a front outside cellar entrance and an interior cellar stair leading to first floor; these stairs are open but will be enclosed if required by the Board; the first floor is provided with one opening and two 2 ft. 6 in. exit doors; that a second means of egress can be had to extension roof by means of doublerung 45° ladder with hand rails and a counterbalanced scuttle 2 ft. 6 in. by 3 ft.; that fifteen men will be employed on the first floor at manufacturing ornamental light metal novelties; that the change is necessary to provide more working space on the first floor; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board found on inspection that the side walls for the depth of the main building were brick-filled on both sides.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1503-47, objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be reduced in height as proposed and as indicated on plans filed with this appeal, marked "Received July 1, 1948" (1 sheet); that the conditions proposed therein shall be maintained and the exits as shown thereon shall be constructed and maintained; that in addition, there shall be constructed in the one-story roof at the rear, a scuttle with an easy opening device and with a double-rung steel ladder reaching thereto for additional exit from the rear of the first floor to the first floor roof and thence by means of a double rung steel ladder to the second story roof; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

569-48-A

APPLICANT—M. S. and I. S. Isaacs, for Mrs. Urling Sibley Iselin and Mrs. Irving Lehman, Adjoining and Opposite owners.

OWNER OF PREMISES: New York Society for the Prevention of Cruelty to Children.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit 1107 issued under Alt. 199-48.

PREMISES AFFECTED—110 East 71st street, south side,

95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan.

APPEARANCES—

For Applicant: Murray Sendler.

For Opposition: John Lane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

THE RESOLUTION (569-48-A)

WHEREAS, M. S. and I. S. Isaacs, for Mrs. Urling Sibley Iselin, adjoining owner, filed June 17, 1948 an application to revoke permit 1107 issued on Alt. Applic. 199-48, affecting premises 110 East 71st street, south side, 95 ft. east of Park avenue (Block 1405, Lot 68), Borough of Manhattan, which premises are owned by the New York Society for the Prevention of Cruelty to Children; and

WHEREAS, the decision of the borough superintendent dated June 11, 1948, reads:

"This will serve to acknowledge receipt of your letter of June 3rd requesting a revocation of permit #1107 issued under the above alteration application. Your request to revoke is based upon the provisions of section C26-180.0 of the Administrative Code.

"After a complete analysis, review and report by our legal bureau I am advised the decisions you cite are not controlling or decisive upon the question involved in the construction of section 3, subdivision (5) of the zoning resolution.

"After giving careful consideration to the arguments you advance and a review of the court cases you cite, I am of the opinion that permit #1107 issued under Alt. Applic. #199-48 was not issued in error. Your application for a revocation thereof is therefore denied."

and

WHEREAS, the applicant states that the building is five stories in height, 30 ft. by 65 ft. approximately in area, on a lot 30 ft. by 100.5 ft. in area, in a residence use D area Class 1½ height district; and

WHEREAS, the applicant contends that the borough superintendent erred in refusing to revoke the permit #1107 issued under Alt. Applic. 199-48 to permit the New York Society for the Prevention of Cruelty to Children to alter a single family dwelling for its own occupancy for administrative offices in a residence use district; that the Society is not philanthropic or eleemosynary; that this is established by court decisions submitted to the borough superintendent upon the application for revocation, copy of which letter has been made part of this appeal; and

WHEREAS, the applicant further contends that the borough superintendent erred in refusing to accord effect to these judicial decisions which hold that the Society, by limitation of its charter and the statutes under which it was organized, cannot be deemed charitable, eleemosynary or benevolent; that the borough superintendent erred in disregarding the facts of the Society's actual functions, which are the enforcement of particular portions of the Penal Law relating to offenses against children; that Alt. 199-48 was inadequate in that it does not on its face seem to comply with the provisions of law requiring that a building to be converted from a dwelling to public occupancy should conform with all requirements of law applicable to a new structure for such occupancy in respect of fireproof construction, etc.; and

WHEREAS, the applicant contended that in his application to the borough superintendent for revocation of the permit that the Society is not philanthropic or eleemosynary as was established in the matter of *People ex rel. Board of Charities v. New York Society for the Prevention of Cruelty to Children*, 161 N. Y. 233, and 162 N. Y. 429 (1900); that under the Transfer Tax Law the Society has been held neither charitable nor benevolent (see *Matter of Moses*, 138 App. Div. 525 (2nd Dept., 1910) reversing 60 Misc. 637; also

MINUTES

Matter of Saunders, 77 Misc. 54, 63 (1912); that in a special proceeding under the Membership Corporations Law (Supreme Court, New York County, Special Term Part 1, June 3, 1925, Matter of New York Society for the Prevention of Cruelty to Children) the court adopted the report of a referee which pointed out that the statute under which it was organized (L. 1875 Ch. 130) was later embodied in Article 6 of the Membership Corporations Law and held that the organization is essentially a law-enforcing agency; that in the same proceeding the President of the Society gave testimony to explain why the Society chose not to do general welfare work; and

WHEREAS, the applicant contends that the Society receives no public monies from the City; that it has discontinued any former activities which might have appeared to be child welfare functions and is now strictly confined to its statutory and charter functions of preferring complaints of offenses relating to children, aiding in prosecutions therefor, receiving commitments of children to its custody in such cases, making arrests in cases of crimes against children, licensing employment of children in certain occupations and inspecting certain establishments wherein unlawful failure to provide for children may occur; that in view of these facts, it is requested that the Board revoke the permit issued under Alt. 199-48; and

WHEREAS, the Board has requested the Commissioner of the Department of Welfare of the City of New York to inform it, within the knowledge of its department, what the functions of the New York Society for the Prevention of Cruelty to Children are and whether he has any information which would be of assistance to the Board in determining the question involved in this appeal; and

WHEREAS, the report of a Committee reads:

REPORT OF COMMITTEE

July 21, 1948.

Re: Cal. 569-48-A

Premises 110 East 71st Street, Manhattan.

The question presented by this appeal is whether or not the New York Society for the Prevention of Cruelty to Children is a philanthropic or eleemosynary institution within the purview of Article II, section 3, subdivision 5 of the Zoning Resolution. That section reads as follows:

"Residence districts. In a residence district, no building shall be erected other than a building, with its usual accessories, arranged, intended or designed exclusively for one or more of the following specified uses:

(5). Philanthropic or eleemosynary uses or institutions, other than correctional institutions."

The Committee has considered the authorities cited in the briefs submitted by counsel. The decision of the Court of Appeals in *People ex rel Board of Charities v. New York Society for the Prevention of Cruelty to Children*, 161, N.Y. 233, is not controlling. In that case, the only question was whether or not the Society was subject to visitation and inspection by the State Board of Charities under the State Constitution and the applicable statutes. The Zoning Resolution was not one of the statutes considered.

The Zoning Resolution of Yorktown in Westchester County, having similar provisions as to philanthropic institutions, was considered by the Courts of this State in the case of *Westchester County Society for the Prevention of Cruelty to Animals, Inc. vs. Mengel*, 266 APP. DIV. 151, 154. The Appellate Division held that there was a clear legislative intent to limit philanthropic and eleemosynary institutions to use by human beings and not animals. The Court further ruled that the Society for the Prevention of Cruelty to Animals was an eleemosynary institution. The Court of Appeals upheld the holding of the Appellate Division—that the section of the Zoning Resolution, permitting philanthropic and eleemosynary institutions clearly applied only to use by people. It did not find it necessary for

its decision in the case to determine whether or not the Society was a "philanthropic" or "eleemosynary" institution, but Chief Judge Lehman in his opinion did discuss the meaning of those words. He said:

"The terms 'philanthropic' and 'eleemosynary' are not technical words of art or words which have been defined by statute or which have acquired a rigid meaning by judicial construction. They describe a field without established land marks, often, perhaps ordinarily, those words denote a purpose to promote the welfare of mankind by works of charity. Sometimes they are used in broader sense to denote an unselfish purpose to advance the common good in any form or manner. Such words reflect the context in which they are used and changed in color and scope accordingly." (292 N.Y. 121, 126).

It is the opinion of the Committee that the New York Society for the Prevention of Cruelty to Children is a philanthropic institution within the purview of Article II, section 3, subdivision 5 of the Zoning Resolution. The Society for the Prevention of Cruelty to Children is devoted to a purpose to promote the welfare of mankind by works of charity. Its object as contained in its Constitution and By-Laws includes the worthy philanthropic purpose:

"1. To rescue little children in this State from the cruelty and demoralization which neglect, abandonment and improper treatment engender."

This humanitarian endeavor is indeed the spirit of active good-will towards one's fellowmen, as shown in efforts to promote their welfare and the Society is still philanthropic in its purpose, even though harboring of children has been discontinued in its building and is not proposed in the building involved in this appeal. (See definition of Philanthropy in Webster's New International Dictionary, Second Edition).

The final report of the Commission on Building Districts and Restrictions, dated June 2, 1916, lends further support to the conclusion. In its chapter entitled "Use Districts" it said (page 15):

"In a residence district all kinds of business and industry are excluded. Dwellings, private clubs and most institutional buildings are permitted."

This language manifests a clear legislative intent to give a broad interpretation to the words "philanthropic" and "eleemosynary" and is evidence of an intent to exclude only correctional institutions from residence districts.

Thirty-two years have elapsed since the final report of the Commission responsible for the enactment of the original Building Zone Resolution. Article II, section 3, subdivision 5 has remained unchanged. This is not in keeping with progress in the field of zoning. Residential Districts have properly become more restricted. The Commission probably did not contemplate that executive offices of a philanthropic institution would be established as is here proposed. Such uses as executive offices are incompatible with residence uses. In the opinion of the Committee, this section needs re-drafting to narrow the uses that should be permitted and to eliminate institutions which, while philanthropic in purpose, are substantially like commercial office uses, involving no harboring of persons whose welfare may require that they be housed in a residential area. The Committee does not agree that any use that is not a trade or industry may be located in a residence use district. There are many uses that should not and are not now so permitted. A review of the decisions of this Board for many years evidences this Board's concern with the protection of private homes and the residential character of neighborhoods. But this Board is now powerless to prevent the intrusion of a philanthropic institution into a residence district regardless of the size of the buildings or the character of the use so long as it complies with the building laws.

MINUTES

Paragraph 5 of Section 3 of the Zoning Resolution should be amended. Such uses as provided for in an amended provision could be erected in business or less restricted districts or become the subject of variances on application to this Board. However, amendatory legislation must be initiated by the City Planning Commission and approved by the Board of Estimate. The Commission on Building Districts and Restrictions in its 1916 report recognized the probable future need for greater restriction due to progress and change. It said (p. 42) :—

"Moreover the present plan has been developed along quite broad general lines with the belief that after its adoption it would be further supplemented by more restrictive provisions in various areas."

The Committee recommends that this appeal for revocation of the permit heretofore issued by the Department of Housing and Buildings be denied.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief,

EDWIN W. KLEINERT,
Commissioner,
Dissenting as to detached office
building in residence district.

Resolved, that the decision of the borough superintendent dated June 11, 1948 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

573-48-A

APPLICANT—Ferro-Co Corp., lessee, for Kent Industrial Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—21-33 North 11th street and west side of Kent avenue, from North 11th to North 12th streets (Block 2287, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Malvin Gamberg.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (573-48-A)

WHEREAS, Ferro-Co Corporation, lessee, for Kent Industrial Corporation, owner, filed June 14, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 21-33 North 11th street, west side of Kent avenue, between North 11th and 12th streets (Block 2287, Lot 1), Borough of Brooklyn; and

WHEREAS, Order 13671-LC, issued by the fire commissioner April 14, 1948, and repeated in a decision of the fire commissioner dated May 17, 1948, reads:

"You are hereby notified that an inspection of the above premises, used for the storage of Paints, thinners and lacquers, shows that the following must be done before the permit requested by you can be issued:

5. Provide that the gas fired drying ovens shall be of a type as approved by the Board of Standards and Appeals. Rule 4.3.1 Spray Rules."

and

WHEREAS, the applicant states the building is one story 15 ft. in height; 220 ft. by 200 ft. in area; of Class 3 and

Class 5 construction; erected 1946; located in an unrestricted use district and used for the manufacture of metal products, 70 persons; that the building is now being provided with a sprinkler system; and

WHEREAS, the applicant contends that the ovens in question are constructed of metal and incombustible insulation; that circulating and exhaust fans are connected with the gas supply by means of air flow switches, so that if fans stop or are not running, the gas supply is automatically shut off; that controls are so connected that fans can be run when gas is shut off; that exhaust is discharged to the open air; that a time delay device is provided so that ovens cannot be ignited until fans have been running five minutes; that an automatic pilot valve is used; that a continuous electrical pilot igniter is used; that a manual shut off is provided, 25 ft. from ovens; that the ovens are adequately insulated and set on 5 in. reinforced concrete floor more than 25 ft. from spray booths; that items 2, 3, 4, 6, 7 and 8 of the fire commissioner's order will be complied with; and

WHEREAS, this installation was inspected and the following memorandum was submitted to the Chairman as a result of such inspection:

MEMORANDUM OF INSPECTION FOR CHAIRMAN

July 26, 1948.

Re: Cal. 573-48-A.

Relative to the application of Ferro-Co. Corp., Lessee, from an order of the Fire Commissioner, affecting premises 21-33 North 11th Street W.S. of Kent avenue, between No. 11th and No. 12th streets, Block 2287, Lot 1, Order No. 13671-LC dated April 14, 1948 which order reads:

"5. Provide that the gas fired drying ovens shall be of a type as approved by the Board of Standards and Appeals."

The ovens at these premises were inspected on July 15, 1948 by Chief Engr. Leslie V. Huber and Engineer John A. Darts and found to be constructed of metal panels insulated with mineral wool, the ovens are set on a 5" thick concrete floor and are more than 25 ft. away from any spray booth. These ovens are gas fired heating ovens arranged so that there is no direct application of flame to the material in process. The gas heaters are located on top of oven and heat the air which is circulated through the oven and then exhausted to the outer air, this exhaust is by natural convection and by power fan. The circulating and exhaust fans are connected with the gas supply by means of air flow switches so that if fan stops the gas supply is automatically cut off. A time delay device is provided so that the gas can not be ignited until the fans have purged the oven for 5 minutes. An automatic pilot valve shuts off all gas if combustion fails. A continuous electric pilot igniter of the transformer type is used. If current to igniter is interrupted gas supply to entire oven and pilot is shut off.

As a result of this inspection the Committee is of the opinion that the ovens comply with the requirement of the rules of the Board Governing the Use of Equipment for Spraying and Drying of Paint Varnishes etc. (353-30-SR) except that the intake air is taken from the room (Rule 3.2) instead of from outdoors, and the vapor laden air of the oven is pumped up through orifices in the wall of oven at bottom and discharged to outer air. The mixture of heated air and products of combustion from the burners enter the oven through ducts along top of oven and are then discharged to outer air by convection or recirculated through the burner. The Committee is of the opinion that a modification could be granted for this installation, provided that a fire screen of 40/40 Humphrey-Davies mesh totally enclose the burner flame, far enough away so that the flame will not impinge on it or cause it to heat up to a visible red color. A by-pass

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may be installed around the burner to prevent too great a reduction in circulation volume.

(Sgd.) LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineer.

Resolved, that the order of the fire commissioner, acting on Order 13671-LC, Objection 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted* in accordance with the Memorandum of inspection dated July 26, 1948, on condition that all recommendations in such memorandum shall be complied with.

574-48-A

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—re a decision of the commissioner of Marine and Aviation.

PREMISES AFFECTED—Foot of Kingsland avenue, 550 ft. north of Greenpoint avenue (Block 2517, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, E. J. Tully and Ralph W. Clark.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (574-48-A)

WHEREAS, Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner, filed June 14, 1948, an application for consideration re a decision of the Commissioner of Marine and Aviation, affecting premises Foot of Kingsland avenue, 550 ft. north of Greenpoint avenue (Block 2517, Lot 27), Borough of Brooklyn; and

WHEREAS, the decision of the Department of Marine and Aviation, dated May 28, 1948, reads:

"With reference to your application for a proposed expansion of the grease and compounding plant at Kingsland Avenue and Newtown Creek, Brooklyn, N. Y., please be advised that the Fire Department, under date of May 14, 1948, states:

'In view of the existing conditions at these premises, it is not in the interest of public safety to authorize additional oil storage facilities above ground.'

In view of the above, approval cannot be given to your application for this work.

This Department has no objection to your appealing this decision to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot 560 ft., irregular by 536 ft. irregular in area, on which it is proposed to erect a one-story building 18 ft. in height, 160 ft. by 140 ft. in area, Class 1 construction; the existing plant consists of office, laboratory and manufacturing with an occupancy of 90 persons and the installation includes 27 tanks of 24,000 barrels or 1,200,000 gallons of lubricating oil; that upon completion of the alteration in question, the plant will be used and occupied as Office, Laboratory, Manufacturing and Warehousing and 35 tanks totalling a capacity of 90,610 barrels or 4,530,500 gallons of lubricating oils; that the premises are located in an unrestricted use, B area, Class 1½ height district and have been in use since 1892; and

WHEREAS, the applicant states it is proposed to install 22 new tanks and relocate five existing tanks; that the lubricating oils which it is proposed to store in the new tanks must be located at this plant as all the compounding and packaging of products will be done there; that the oil to be stored is similar to the oils used in automobiles; these oils are carefully fractionated and processed to de-

finite flashpoints; that only one of the oils has a flash-point as low as 320° F. and all the other oils are in the 400° range as high as 600-650° F.; that because the flash-point of these materials is so high, they do not represent combustible material in the usual sense; that the plant is readily accessible to the company's main refinery at 400 Kingsland avenue, where the latest type of fire equipment is maintained; the refinery plant system is so arranged that water may be pumped to the Grease and Compounding Plant to fight any fire; that the plant water when mixed with chemicals provides a heavy foam blanket to smother any fire; that a 5-ton auto car fire truck is on duty 24 hours a day at 400 Kingsland avenue and is available to all the company's East River plants as well as to the New York City Fire Department; that this truck is equipped with 2500 lbs. of "A" foam powder and 2500 lbs. of B foam powder and two National Chemical Ejector generators; that in addition, there are approximately 8,000 lbs. of A powder and 8,000 lbs. of B powder available at Kingsland avenue at all times; that it is proposed to pave all the plant roads and loading spaces and to pave the Kingsland avenue extension and to open that extension through to North Henry street, which will make the plant more accessible; that it is also proposed to erect a woven wire fence indicated on plans filed with this appeal; that there is an 8 ft. high concrete wall along the west side of the property and an 8 ft. high concrete wall surrounding the area known as the Crude Yard; that a watchman will be maintained on duty day and night; that a new foam hose house will be installed at the Kingsland avenue entrance and will contain 150 five gallon cans of A and B powder, 1 foam generator, a hopper for mixing foam powder and necessary fire hose accessories and fittings; that it is also proposed to install automatic CO² or equal system in the Light Product Barrel Room which will be 65 ft. by 75 ft. in area, one story high, of fireproof construction with sparkproof concrete floor 4 ft. above grade; that a concrete loading platform 4 ft. above grade, 15 ft. wide, will extend across the 55 ft. width of the building; that it is proposed to construct a reinforced concrete pit approximately 30 by 60 ft., 3 ft. below grade for the storage of filled steel drums on the north side of the Light Product Barrel Filling Room; this pit will have a capacity of 500 50-gallon drums; that the proposed tanks will be constructed in accordance with the Oil Burner Rules of the Board for oil storage tanks with over 1,000 gallon capacity located outside buildings above ground; a 4-inch siamese connection for a fire boat will be installed on the dock alongside Newtown Creek and connected to the water system; the 41 existing fire hydrants will be increased to 66 and the number of 150 ft. hose reel carriages in the plant will be increased from 5 to 7; that the number of 40 gallon portable foam extinguishers will be increased from 2 to 4; that the number of hand extinguishers will be increased from 42 to 54 and located to the satisfaction of the fire commissioner; that each new tank will be provided with a foamite chamber and sufficient pipe to comply with the latest standards of the Board of Fire Underwriters; that direct telegraphic communication will be maintained with Fire Dept. headquarters; that the proposed plan, if carried out, will improve the facilities of this plant and permit closing down the Company's Pratt Works in Brooklyn and cut down the manufacturing activities at the Queens Refinery on Review avenue, L. I. City; that all these activities will be centralized in the plant in question under better supervision, safer operation, 24 hours, 7 days a week operation, with adequate fire-fighting facilities; that it is proposed to eliminate four existing buildings and provide a new modern warehouse facilities as indicated on filed plans; and

WHEREAS, the Board deemed that the Board has no power to make a recommendation to the Department of Marine and Aviation which would result in their making a variation of the building code which they have no power to make.

Resolved, that the decision of the Department of Marine and Aviation dated May 28, 1948 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

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585-48-A

APPLICANT—Joseph Levy, Jr., for Peerless Packers, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Friedberg and Joseph Levy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (585-48-A)

WHEREAS, Joseph Levy, Jr., for Peerless Packers, Inc., owner, filed June 23, 1948, an appeal from a decision of the borough superintendent, affecting premises 92-94 Van Dam street, south side, 100 ft. east of Greenwich street (Block 597, Lot 10), Borough of Manhattan; and

WHEREAS, the decision the borough superintendent, dated June 22, 1948, on Alt. Applic. 402-46, reads:

"Application for a certificate of occupancy is denied on following basis—

"7. Labor Law fire escapes are not acceptable as a 2nd means of egress from a factory building exceeding 5 stories in height under amended Sect. 271, of Labor Law, effective 7/1/47."

and

WHEREAS, the applicant states the building is 6 stories, 75 ft. in height; 49 ft. 11 in. by 49 ft. in area, of fireproof construction; erected 1903; located in an unrestricted use, B area, Class 1½ height district and used and occupied since 1942—cellar, boiler room; 1st, 2nd and 5th stories, warehouse; 3rd and 4th stories, warehouse and office; 6th story, factory, pursuant to C.O. 28841, issued April 7, 1942, upon completion of work under Alt. Applic. 371-41 which certificate describes the building as fireproof construction, the building is proposed to be used and occupied—cellar, boiler room and storage, 2 persons; 1st floor, shipping and manufacturing, 10 persons; 2nd floor, to 6th floor, food packaging, 29 persons per floor; that the entire building will be occupied by a single tenant throughout; and

WHEREAS, the applicant contends that the building was erected under N.B. Applic. 106-1903; that the floor construction consists of segmental arches of reinforced concrete and it is capable of sustaining a live load of 200 lbs. per sq. ft. and has a gross area of 2450 sq. ft.; that the present owner purchased the building in 1944, to convert it to factory and in 1946, the applicant prepared and filed plans under Alt. 402-46; that these plans were filed February 26, 1946, approved March 18, 1946, and conformed with the Labor Law and the work was done in good faith according to approved plans and application filed for a certificate of occupancy was denied by the decision herein appealed; that an examination of the Building Department folder under Alt. Applic. 402-46, indicates that permit No. 2013 was approved September 5, 1946, to perform the iron work and an inspector's report dated September 20, 1946, stated that the work was begun prior to the 19th day of September, 1946; that the exits consist of one interior steel stairs, enclosed in fireproof material on all floors, equipped with fireproof self-closing doors and extending to roof and leading directly to street; that a fire escape on the front of building 22 in. clear, equipped with 45 degree stairs leading to roof and provided with a counter-balanced stairway from lower balcony to street and conforming to the labor law at the time of its approval; that all doors and windows along the course of the fire escape are fireproof self-closing; that there is also

a substandard fire escape on the rear maintained in good condition; that the building is equipped with a standpipe system and an interior fire alarm system approved by the Fire Department; that it is therefore requested that the Board modify the new requirement of the labor law which were not in effect at the time of the approval of the plans in view of the undue hardship to the owners since the work was completed in good faith in accordance with such approved plans.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on Alt. Applic. 402-46, Objection 7, and that the application be and it hereby is *granted on condition* that the front fire escape shall be maintained as proposed and in accordance with plans filed with this appeal marked "Received June 23, 1948," four sheets; that the rear fire escape may be continued provided safe exit is maintained therefrom; that in all other respects the building fire prevention equipment and occupancy shall be maintained as proposed and shall comply with all laws, rules and regulations applicable thereto and occupancy shall be permitted based on the primary means of exit only.

586-48-A

APPLICANT—Robert Teichman, for 30 West 4th Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—28-30 West 4th street, southeast corner of Greene street (Block 535, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Leon K. Frielech.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (586-48-A)

WHEREAS, Robert Teichman, for 30 West 4th Street Corporation, owner, filed June 18, 1948, an appeal from a decision of the borough superintendent, affecting premises 28 to 30 West 4th street, southeast corner Greene street (Block 535, Lot 24), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1948 on Alt. Applic. 2272-46, reads:

"1. Fire escape as a means of egress is contrary to Sec. 271 L.L. as amended—provide an interior enclosed stairs 3 ft. 8 in. wide to lead to street and to roof."

and

WHEREAS, the applicant states the building is six stories, 75 ft. in height; 50 ft. by 81 ft. 8 in. in area, of Class 3 construction; erected 1891; located in an unrestricted use, B area, Class 2 height district and used and occupied since 1900—cellar, boiler room and storage; 1st floor, store, 35 persons; restaurant, 60 persons; 2nd to 6th stories, manufacturing millinery and accessories, 2nd floor, 46 persons; 3rd floor, 40 persons; 4th and 5th floors, 60 persons each; 6th floor, 40 persons; that the building is equipped with a one source sprinkler system throughout, interior fire alarm system, one 3 ft. 10 in. wide wood stairs, enclosed in partitions of stud and metal lath, cement plaster both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape on Greene street front extending to street by counterbalanced stairs; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that on October 25, 1946, Alt. Applic. 2272 was filed showing changes in the building;

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that such plans and applications were approved on November 16, 1946, work started April 2, 1947, and completed June 9, 1948; that the delay in the execution of the work was caused by the inability of the owners to gain access to certain floors; that the mortgagee insisted on the certificate of occupancy being obtained and on June 9, 1948, an application was made for a certificate of occupancy and denied by the borough superintendent with the decision herein appealed; and

WHEREAS, the applicant contends that the building heretofore complied with the Labor Law for factory buildings until the law was recently amended; that it is practically impossible to install an additional interior enclosed stairway due to the present floor layout; that the existing fire escape is a standard fire escape and conforms with all the requirements of the labor law and building code; and

WHEREAS, the records of the Fire Prevention Bureau indicate that the building was used as a factory in 1914 and was acted upon favorably and certified by the State Labor Department to the Fire Department as to its use as a factory.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent dated June 10, 1948 on Alt. Applic. 2272-46, Objection 1, and that the application be and it hereby is *granted on condition* that the fire escapes shall comply with the requirements of the Labor Law as proposed and as indicated on plans filed with this application marked "Received June 18, 1948," three sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

603-48-A

APPLICANT—Paul Friedman, for Fannie Braunstein, owner (Wuhan Tea Garden, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Robert Lee.

For Administration: Morris Hannes and Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (603-48-A)

WHEREAS, Paul Friedman, for Fannie Braunstein, owner; Wuhan Tea Garden, Inc., lessee, filed June 29, 1948, an appeal from a decision of the borough superintendent, affecting premises 1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1948, on Alt. Applic. 1774-48, reads:

"12. The exits from the 2nd and 3rd floors do not comply with the Bldg. Code, Sect. 6.1.2.2.3 in the following respects:

(a) Two means of exit complying with Sect. 6.1.2.1 with egress to the street are required.

(b) The minimum width of exit stairs should be 3 ft. 0 in.

(c) The stair has insufficient width to accommodate the number of persons specified for each floor.

(d) The glass panel shown in stair enclosure on 2nd floor is in violation of Sect. 6.1.1.8.2.

13. The floor construction of the 2nd floor is of insufficient strength to safely support the required 100 lb.

per sq. ft. live load being adequate for not more than 50 lbs. per sq. ft."

and

WHEREAS, the applicant states the building is 3 stories, 34 ft. in height, 20 by 54 ft. in area, Class 3 construction, erected prior to 1916 on a lot 20 by 100 ft. in area, in a business use, C area, Class 1 height district; used and occupied since 1945: Cellar, storage and boilerroom; 1st floor, 2 stores, 4 persons; 2nd floor, restaurant, 60 persons; 3rd floor, same, 68 persons; that no change in use or occupancy is proposed; that the building is equipped with one interior fire-retarded stairs 3 ft. 3 in. and 3 ft. 6 in. in width, equipped with fireproof, self-closing doors, leading direct to street, proposed to be extended to roof bulkhead and two fire escapes one at front extending to roof by stair and to street by sliding ladder and one at rear, extending to roof by stair from 2nd floor then over fireprotected roofs to adjoining roofs at same level or to street by fire escape at front; that windows on the 2nd floor opening to fire escape are fireproof, self-closing; and

WHEREAS, Violation #1574-48 issued April 9, 1948, was for doing work without a permit and altering exit conditions contrary to approved Permit #12939-37; and

WHEREAS, Exit Order #17, issued April 9, 1948 was for obstructing stairway at 2nd to 3rd floors, obstructing extension roof at 2nd floor with merchandise and padlocking exit door to rear building at 2nd floor to extension roof and obstructing access to means of egress to 2nd and 3rd floors; and

WHEREAS, the applicant contends that at the rear portion of the premises there is a one and two story structure used for restaurant purposes, connecting to adjoining buildings to the east and west; that this portion of the premises is not the subject of this appeal; that the premises which are the subject of this appeal are at the front of the lot and consist of a Class 3 building, 3 stories in height; occupied: Cellar, storage; 1st floor, stores; 2nd and 3rd floor, restaurant, 68 persons; that on March 30, 1938, Certificate of Occupancy #86717 was issued permitting the following use and occupancy: Cellar, storage; 1st floor, store; 2nd and 3rd floors, restaurant, 20 persons per floor; that on August 3, 1945, Certificate of Occupancy #112894 was issued permitting the following use and occupancy: Cellar, ordinary; 1st floor, store; 2nd and 3rd floors, restaurant, 60 persons on the 2nd, 65 on the 3rd floor; that Violation #1575-48 and Exit Order 17-48 were issued April 9, 1948 and an application filed with the Board under Cal. 334-48-A by the Borough Superintendent to revoke Certificate of Occupancy #112894; that Alt. Applic. 1774-48 has been filed to do certain work which when done will permit the issuance of a new certificate of occupancy for the use as follows: Cellar storage; 1st floor, stores; 2nd floor, restaurant, 60 persons; 3rd floor, restaurant, 68 persons; and

WHEREAS, the applicant states it is proposed to install a new fire escape at the front from roof to 2nd floor, from 2nd floor balcony to street by sliding drop ladder, to create continuous fire-retarded stairway and stairhall from roof to street, serving the 2nd and 3rd floors and roof; fire-retard a portion of the 3rd floor ceiling which is not now fire-retarded by putting ½ in. sheet rock thereto; to construct a cashier's wireglass panel window 36 by 12 in. in the hall partition on the 2nd floor, protected by a 12 in. by 12 in. self-closing door and by a 36 in. by 12 in. fireproof shutter operating on a fusible link; and

WHEREAS, the applicant contends that the exit as now proposed is an adequate substitute for the two means of egress and the width thereof which are required, but which cannot practically be provided; that the glass panel in the stair enclosure will not jeopardize public safety and will permit the more efficient operation of the restaurant; that the 2nd floor liveload is sufficient for 50 lbs. per sq. ft.; that the beams are greatly over-sized being 3½ in. by 8½ in., well-seasoned beams, doubled at the stairway; these beams are at least total the stress value of those now available; that multiplying the 700 sq. ft. of the 2nd floor area by 50 lbs. liveload produces the safe sustaining capacity of 35,000 lbs. and assuming that each of the 60 persons in the

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requested maximum occupancy each weighed 200 lbs. distributed over an area capable of sustaining a minimum of 35,000 lbs. even if the safety factor of 5 were excluded, which is good engineering practice; therefore it is requested the decisions of the borough superintendent as to objections 12 and 13 be modified to permit the occupancy as proposed, on condition that the work as proposed shall be performed and subject to such other conditions as the Board may deem necessary; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1774-48, objection 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received June 29, 1948" (3 sheets); that the arrangement of tables and the number of persons to be seated on the 2nd and 3rd floors shall not exceed those indicated on plan marked "Received July 26, 1948" (1 sheet); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and, *withdrawn* as to Objection 13, to comply.

606-48-A

APPLICANT—Gustave Goldman, for Chas. W. Sweeney, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3555), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and Charles W. Sweeney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (606-48-A)

WHEREAS, Gustave Goldman, for Chas. W. Sweeney, owner, filed June 29, 1948, an appeal from a decision of the borough superintendent, affecting premises 27 Aster court, west side, 34 ft. north of Everett avenue (Block 7547, Lot 3555), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1948, re N.B. Applic. 447-48, reads:

"1. An Undetermined District, is considered fire limits & a frame bldg. to be constructed within is contrary to 4.1.2 of the bldg. code."

and

WHEREAS, the applicant states the building will be one story, 12 ft. 6 in. in height, 18 by 33 ft. in area on a lot 34 ft. by 52 ft. 6 in. in area, in an undetermined use, D area, Class 1 height district, Class 4 construction, to be occupied as a one-family house; and

WHEREAS, the applicant contends that the owner has purchased the building and moved it to the present location and proposes to construct a small extension; that after the building was moved and about three-quarters of the work on the extension finished, that the permit was revoked by the borough superintendent; that when the plan was filed the zoning map did not have any street indications and it was therefore filed as being in a residence use, D area district; that a map has been issued with the street indications showing the building is located in a undetermined, D area district; that the Board is requested to consider the acceptance of the plans as filed with the Department because all the residences in this area are of frame con-

struction and in addition, the temporary housing just completed by New York State is of frame construction.

Resolved, that the decision of the borough superintendent dated June 29, 1948 on N.B. Applic. 447-48, Objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall comply as to area with the requirements of a D area district.

607-48-A

APPLICANT—Burke, Morrison and Green, for Flushing Estates, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—50-14 to 50-18 186th street, west side, 31.02 ft. and 71.02 ft. south of Peck avenue, 185-18 to 186-04 Peck avenue, southeast and southwest corners of 186th street and 50-25 to 50-29 186th street, east side, 102.39 ft. to 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40, 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (607-48-A)

WHEREAS, Burke, Morrison and Green, for Flushing Estates, Inc., owner, filed June 29, 1948, an appeal from decisions of the borough superintendent, affecting premises 50-14 to 50-18 186th street, west side, 31.02 ft. and 71.02 ft. south of Peck avenue, 185-18 to 186-04 Peck avenue, southeast and southwest corners of 186th street and 50-25 to 50-29 186th street, east side, 102.39 ft., 142.39 ft. south of Peck avenue (Block 5655, Lots 38, 40, 42 and Block 5656, Lots 1, 44 and 46), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1948, re N.B. Applic. Nos. 3474-3476/48, inc. reads:

"1. The erection of a wood frame building in a C area, is contrary to sec. 4.1.3, B.C."

and

WHEREAS, the decision of the borough superintendent, dated June 18, 1948, re N.B. Applic. 1525-1527/48, inc. reads:

"1. The construction of a frame building on a plot located in the fire limits, is contrary to sec. 4.1.2 of the Building Code."

and

WHEREAS, the applicant states the premises consist of six separate lots located in a residence use, C and D area, Class 1 height district, upon each of which lots it is proposed to erect a 1½ story frame one-family dwelling 18 ft. in height, setback 18 ft. from 186th street and 12 ft. from Peck avenue; that the buildings will be located so as to be not nearer than 14 ft. from the next adjoining building; that each building to be surfaced on the exterior by 4 in. masonry veneer from foundation to plate line; that the roofs will be covered with approved asphalt shingles, exterior walls above the 1st story will be surfaced with wood siding asbestos shingles or stucco and these dwellings will be part of a group development being erected in the same area and adjoining the premises to the south.

Resolved, that the decisions of the borough superintendent acting on N.B. Applications 3474 to 3476-48 inclusive, dated June 17, 1948, Objection 1, and N. B. Applications

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1525 to 1527-48, inclusive, dated June 18, 1948, Objection 1, be and hereby are *modified* and the appeal be and it hereby is *granted on condition* that the buildings shall be constructed and maintained as proposed and as indicated on plans filed with this appeal marked "Received June 29, 1948," eight sheets; that each building shall be for the use of one resident family only and in all other respects shall comply with all laws, rules and regulations applicable thereto for a similar building when erected outside the fire limits; that any garage erected shall be constructed of materials agreeing with the construction of the residence building and shall be located on the lot as permitted in a D area district.

608-48-A

APPLICANT—O'Connell and McInerney, for Starling Club, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: James S. McInerney, Daniel J. O'Connell and Martin Hope.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (608-48-A)

WHEREAS, O'Connell & McInerney, for Starling Club, owner, filed June 29, 1948, an appeal from a decision of the borough superintendent, affecting premises 2220 Haviland avenue, south side, 539.69 ft. west of Havemeyer avenue (Block 3818, Lot 11), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1948, re Amend. to N.B. Applic. 415-48, reads:

"1. Frame building inside fire limits is contrary to Section 4.1.2.

2. Place of Assembly in a Frame building, exceeding 600 square feet in area, is contrary to Section 4.2.1."

and

WHEREAS, the applicant states the building is two stories 35 ft. in height, 31.5 ft. by 63 ft. in area, Class 4 construction, to be located on a lot 50.01 ft. by 87.61 ft. deep maximum, erected in 1928, located in a residence use, C area, Class 1 height district, used and occupied as a club house, basement, vacant at present; 1st and 2nd floors, dancing, 175 persons; proposed to be used and occupied: Basement, meetings and boiler room, 74 persons; 1st floor, dancing, 175 persons; that the building is equipped with one 48 in. wide steel stair, enclosed with cinder block, equipped with fire-resistant, self-closing doors, leading directly to street; there are two fire escapes at rear, one at east and one at west sides, leading to yard by stairs and to street through yards; and

WHEREAS, the applicant contends that the building is now located on Lot 5, Block 3818; that the main portion has been acquired by the City for the cross-Bronx expressway; that the building which was previously rented by the Starling Club was purchased by it December 29, 1947 and has been in continuous use since its erection in 1928; that it is proposed to relocate the building on lot 11, to construct a new basement and to erect the original wood frame building above the proposed basement, which will be of concrete block construction with fire-retarded ceiling; that the original frame building, which is fire-retarded will be used only as a place of assembly on approximately twenty occasions during the year; that all exits will be by means of a steel stairs direct to street; that a new steam heat-

ing system will be installed; that the new structure will be a vast improvement over the present structure, which might have continued in use for many years but for the widening of East 177th street; that it is therefore requested the variance be granted.

Resolved, that the decision of the borough superintendent on amendment to N.B. Applic. 415-48, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be located, arranged and maintained as proposed and as indicated on plans filed with this appeal marked "Received June 29, 1948," four sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed and has a certificate of occupancy for the number of persons as may be permitted by the borough superintendent but in no event to exceed the number as now permitted in the building in its present location.

609-48-A

APPLICANT—Francis A. McGrath, for Furman Avenue Realty Corp., owner (Juniper Valley Dairy Co. Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Alt. 67-1948.

PREMISES AFFECTED—65-02 to 65-42 79th street, southwest corner of Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Francis A. McGrath.

For Opposition: Reginald S. Hardy and J. J. Dwyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. McKeever, Borough President's office.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (609-48-A)

WHEREAS, Francis A. McGrath, for Furman Avenue Realty Corporation, owner, Juniper Valley Dairy Company, Inc., lessee, filed June 19, 1948, an appeal from a decision of the borough superintendent, affecting premises 65-02 to 65-42 79th street, southwest corner Furmanville avenue (Block 3040, Lots 2 and 33), Middle Village, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1948, on Alt. Applic. 67-48, reads:

"You are hereby notified that our approval given on March 23, 1948, on Alt. 67-1948 is revoked. The reason for this revocation being that it is my decision that in a residence district one non-conforming use (stable for 160 cows and hay loft cannot be changed to another non-conforming use (factory, distributing station, pasteurizing, bottling).

This change had been previously denied by this office on Alt. Applic. 643-45 and on our decision an appeal was taken to the Board of Standards and Appeals, Cal. 274-45-BZ and the Board sustained this department's denial of your request for a variance.

This decision may be appealed to the Board of Standards and Appeals of the City of New York."

and

WHEREAS, the premises consist of a plot 432 ft. by 200 ft. in area, in a residence use, D area, Class 1 height district, upon which there is a two story building, 24 ft. in height; 146 ft. by 82 ft. in area; erected in 1931; that

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Certificate of Occupancy No. 177 issued June 29, 1920, permits the use of the one story building as a factory and describes the occupancy classification as cow barn, milk bottling and distributing station; and

WHEREAS, the applicant states that the premises are presently being used in accordance with C.O. 177 of 1920; and

WHEREAS, the applicant contends that this is an appeal from the determination of the borough superintendent, whereby he revoked, on May 21, 1948, the approval granted March 23, 1948, on Alt. Applic. 67-1948; that the basis of the borough superintendent's decision is that, "In a residence district one non-conforming use (stable for 160 cows and hayloft) cannot be changed to another non-conforming use (factory, distributing station, pasteurizing, bottling);" that there is no change in the use of the premises in question; that the premises must be considered as a whole and the various buildings on the entire premises constitute a single lawful non-conforming use as a city dairy (See Res. 274-45-BZ); that the single building on the premises wherein cows were stabled and hay stored is not a separate and distinct non-conforming use but is an integral part of the dairy business carried on at the premises for many years ante-dating the original zoning resolution in 1916; that Article II, Section 6(a) of the zoning resolution specifically authorizes the continuance of a non-conforming use which existed on the premises prior to July 25, 1916; that the premises were used for the purpose of carrying on a dairy business since 1890; that there, cows were stabled, the milk pasteurized, bottled and distributed; not only was the milk produced by the cows stabled on the premises so processed, but raw milk from other sources was brought to the premises for processing, if even only in small quantities during periods when the stabled stock were dry; that these functions were carried on in different buildings on the premises not as separate uses but as integral parts of a single non-conforming use; that a separate business is not carried on in each separate building, constituting separate non-conforming uses entirely dissociated from the premises as a whole; that Certificate of Occupancy No. 177, dated June 29, 1920, lists the occupancy classification as "cow barn, milk bottling and distributing station"; that the use designated in the certificate of occupancy is factory; that the use of the premises as a factory, distributing station, pasteurizing and bottling, which the borough superintendent has held to be a new non-conforming use is authorized under the existing certificate of occupancy and is the continuation of a use which has been carried on since prior to 1916; that the intent of the zoning resolution was to permit the continuance of a non-conforming use which existed prior to the imposition of zoning restrictions; that it was not intended thereby to restrict the owner for all time to the mode of operation in vogue in 1916; that further, the owner of the premises acquired vested rights by virtue of the approval granted March 23, 1948, and acted to its detriment on the strength thereof; that the approval cannot thus be summarily revoked; that it is therefore respectfully requested that the determination of the borough superintendent revoking the approval on Alt. 67-1948 be overruled; and

WHEREAS, the Board deemed that the matter is res adjudicata in view of the decision of the Board under Calendar Number 274-45-BZ and that the Borough Superintendent was obligated to comply with that decision and was correct in revoking the unlawfully issued permit upon discovery of the error in issuing a permit.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

615-48-A

APPLICANT—Louis Allen Abramson, for 212-218 West 57th St. Holding Corp., owner (Sybarite, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue (1st floor); (Block 1028, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis R. Colman and B. S. Thaw.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Blum 2

THE RESOLUTION (615-48-A)

WHEREAS, Louis Allen Abramson for 212-218 West 57th Street Corporation, owner, Sybarite, Inc., lessee, filed June 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 212-218 West 57th street, south side, 115 ft. west of 7th avenue (Block 1028, Lot 38), (1st floor), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1948, on amendment filed June 3, 1948, to Alt. Applic. 336-48, reads:

"Denied—amendment contrary to Sec. 2.4.1.4.8 B.C." and

WHEREAS, the amendment filed June 3, 1948, requested that approval be given for the construction of a marquee in front of the main entrance, the marquee to be 16 ft. wide and 18 ft. deep; and

WHEREAS, the applicant states that the building is three stories, 39 ft. in height; 120 ft. by 116 ft. 11 in. in area; erected 1917; of Class 1 construction; located in a restricted retail use B area, Class 1½ height district, used and occupied—cellar, boiler room, storage and locker room, 20 persons; 1st floor, restaurant, 500 persons; 2nd floor, offices, 56 persons; 3rd floor, offices, 20 persons, as approved under Alt. Applic. 1728-46, and proposed to be used and occupied upon completion of Alt. Applic. 336-48 without change; that the building is equipped with an approved standpipe system, two 3 ft. 8 in. wide steel and concrete stairs, enclosed in 6 in. t.c. equipped with hollow metal self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 21644-36, which supersedes C.O. 1322, permitted the use of the building for offices, 57 persons on the 1st floor, 56 on the 2nd and 20 on the 3rd; and whereas the applicant contends that the building has a frontage of 120 ft. on a block having a frontage of 450.5 ft.; that there are only 3 other buildings on the block, an apartment house having a restaurant, another restaurant building and an office building, each of which are equipped with a permanent marquee and the apartment house in addition has a sidewalk canopy at the restaurant entrance; that the building in question is flanked on either side by restaurants, one of which has a marquee and one a canopy; that the building in question was previously occupied as a restaurant which went into bankruptcy after a few months of operation; that being flanked on either side by a marquee and canopy it is at a serious disadvantage unless granted the privilege of a marquee in competition with adjoining premises; and

WHEREAS, the applicant further contends that a restaurant having approximately 650 seats might reasonably be considered a place of public nature; that the granting of this application will have no adverse affect on any other establishment and would give the lessee the same privileges enjoyed by the owners of each of the other buildings; that the proposed marquee will occupy 13% of the street frontage of the property.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

MINUTES

616-48-A

APPLICANT—Interborough Engineering Co., for Harry Friedman and David Schneider, owners (Ditmas Garment Dyers Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9526-9530 Ditmas avenue, southwest corner of East 96th street (Block 8121, Lots 48 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (616-48-A)

WHEREAS, Interborough Engineering Co., for Harry Friedman & David Schneider, owners (Ditmas Garment Dyers Corp., lessee) filed June 30, 1948 an appeal from a decision of the borough superintendent, affecting premises 9526-9530 Ditmas avenue, southwest corner of East 96th street (Block 8121, Lots 48 and 49), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 10, 1948 on Alt. Applic. 2133-48 reads:

"4. The metal chimney within the building should be enclosed in walls of solid masonry at least 8 in. thick as required by Sect. 11.3.9.5 of the Bldg. Code." and

WHEREAS, the applicant states that the building is 1 story, 14 ft. in height, 40 ft. by 80 ft. in area, of class 3 construction, erected in 1947, located on a lot 45 ft. by 100 ft. in area, in an unrestricted use A area class 1½ height district, used and occupied since 1947 as a garment dyeing plant—10 persons, for which C.O. 117367 issued April 23, 1947 permits the use and occupancy of the building as a woodworking shop—4 persons; and

WHEREAS, the applicant states that a junior Scotch Marine boiler has been installed in accordance with the manufacturer's specifications and a 16 in round stack welded directly on top of the boiler; that this stack is supported by the design of the boiler; that to comply with section 11.3.9.5 the stack would have to be encased in 8 in. brick which would be impractical as the stack supports are not designed to carry the brick work; that in normal operation the stack temperature at the base will not exceed 450 deg. F. and it is proposed to cover the portion of the stack inside the building with 2 in. of approved insulation; that the roof framing has a clearance of 18 in on all sides of the stack and the boiler room ceiling is covered with ½ in. plaster board and 26 gauge metal.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

617-48-A

APPLICANT—Nathaniel C. Saxe, for Pauline Farkas, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner and from a decision of the borough superintendent.

PREMISES AFFECTED—144 Beach 64th street, east side, 226 ft. south of Larkin street (Block 356, Lot 30), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Henry Phenev, Dep't of Housing and Buildings and Thomas A Larkin, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (617-48-A)

WHEREAS, Nathaniel C. Saxe, for Pauline Farkas, owner, filed June 30, 1948, an appeal from an order and decisions of the fire commissioner, affecting premises 144 Beach 64th street, east side, 226 ft. south of Larkin street, (Block 356, Lot 30), Arverne, Borough of Queens; and

WHEREAS, Order No. 20037 LF issued by the Fire Commissioner June 2, 1947, reads:

"1. Install an approved wet automatic sprinkler system throughout building having at least one source of water supply, arranged and equipped as per Art. 16, Chapt. 26, Admin. Code."

Plans to be filed with and approved by the Department of Housing and Buildings before work on such system is commenced. Section C19-161.0 Admin. Code."

and

WHEREAS, the decision of the Fire Commissioner, dated June 11, 1948, reads:

"In reply to your letter of June 4, 1948, you will please be advised that the Fire Commissioner has no authority to modify Order No. 20037-LF affecting above mentioned premises."

and

WHEREAS, the decision of the borough superintendent, dated June 10, 1948, on Misc. Applic. 7117-47, reads:

"1. The proposed amendment is herewith denied as being inconsistent with Art. 16 Bldg. Code."

and

WHEREAS, this decision was based on an amendment re Misc. Applic. 7117-47 filed May 19, 1948, reading as follows:

Regarding the plans which have been approved for an Art. 16 sprinkler system, the following is respectfully requested:

1. Reconsideration to permit the use of the existing sprinkler system in the public halls as previously approved under Application No. M2987-40. It is noted that the building is for summer occupancy only and is occupied for a period of approximately 10 weeks. In the fire retarding rules of M.D.L. 67 as amended 4-6-48, it is noted therein that existing sprinkler previously approved may be re-used.

2. Elimination of the requirements for siamese connections.

4. It is noted on the plans that the existing main and riser is 4 in. in diameter. Upon exposure and inspection it is found that this is an error. (a) connection to main 3 in. tap. (b) Riser 3½ in. diameter.

It is respectfully requested that this existing construction be permitted to remain.

Note: This building is an heretofore converted dwelling in full compliance with Art. 6 of the M.D.L."

and

WHEREAS, the applicant states the building is 3 stories, 30 ft. in height, 49 by 80. in area, Class 4 construction, erected in 1919, located on a lot 75 by 100 ft. in area, in a residence use, D area, Class 1 height district, used and occupied as a heretofore converted dwelling prior to 1929, as follows: Basement, heating; 1st floor, dwelling, 40 persons; 2nd floor, dwelling, 50 persons; 3rd floor, dwelling, 40 persons; that no change in use or occupancy is proposed; that the building is equipped with a partial sprinkler system, having one source of supply; that there are two 3 ft. wide open wood stairs leading to street, provided with ladder and scuttle to the roof and two fire escapes at the rear, leading to roof by ladder and yard by ladder with egress to street thru side yards; and

WHEREAS, the applicant contends that the building is a Class B heretofore converted dwelling in full compliance

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with Art. 6 of the Multiple Dwelling Law, the occupancy of which was established prior to 1929; that in accordance with the Fire Department's order, plans were filed under Misc. Applic. 7117-47 and approved May 7, 1948 to show installation of a sprinkler system in full compliance with Art. 16 of the Admin. Code; that the premises contain an existing hall sprinkler system installed under Sect. 187 of the M.D.L. and approved under Misc. Applic. 2987-40; that the applicant requests the Board to grant the following modifications of the provisions of Art. 16:

1. To permit existing hall sprinkler system to remain;
2. To permit existing 3 in. and 3½ in. main and riser to remain.
3. To eliminate requirement as to siamese connection.
4. To eliminate requirement as to motor alarm valve.
5. Where individual room does not exceed 120 sq. ft. to permit one sprinkler head; present requirements allow one sprinkler head for 100 sq. ft.

and

WHEREAS, it is requested the Board consider the modifications requested in order to permit the owner to salvage as much as possible of the existing sprinkler system.

Resolved, that the decision of the borough superintendent, dated June 10, 1948, acting on Misc. Applic. 7117-47, objection 1, only as to the following items referred to on amendment to Applic. 7117-47, filed May 19, 1948, and that the appeal be and it hereby is *granted*, to omit the use as proposed of the existing sprinkler system previously approved under Misc. Applic. 2987-40 and the use of existing 3 in. and 3½ in. main and riser, *on condition* that a 4 in. siamese shall be installed in accordance with the rules, which may be reduced to accommodate the 3 in. main; that the water alarm valve shall be installed and shall be connected to a gong to ring on the outside of the building; that where rooms do not exceed 120 sq. ft. in area, one sprinkler head in such rooms may be permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the sprinkler system shall comply in all respects.

618-48-A

APPLICANT—Interborough Engineering Co., for Celia Socolof and Blanche Levine, owners (Knomark Manufacturing Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—328-338 Wythe avenue, southwest corner of South 1st street (4th floor and yard); (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (618-48-A)

WHEREAS, Interborough Engineering Co., for Celia Socolof and Blanche Levine, owners (Knomark Manufacturing Co., Inc., lessee) filed June 30, 1948 an appeal from a decision of the borough superintendent, affecting premises 328-338 Wythe avenue, southwest corner of South 1st street (Block 2403, Lots 19, 30, 37 and 39), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 14, 1948 on Misc. Applic. 3505-48 reads:

- "1. The installation of tanks in excess of 1500 gals. containing turpentine & turpentine substitutes is denied.

Ch. 19-62.0 & Ch. 19.59.0 Adm. Code. Note: refer to Bd. of S. & A."

and

WHEREAS, the applicant states that the building is 8 and 16 stories, 145 ft. in height, 139.1 ft. by 200.3 ft. in area at 1st floor, 114.1 ft. by 110 ft. in area at typical floor, of class 1 construction, erected in 1938, located in an unrestricted use A area class 2 height district, and used and occupied since 1938 as follows: cellar and 1st story—storage of shoe polish—no persons in the cellar and 8 on the 1st floor; 2nd floor—storage of shoe polish and offices—20 persons; 3rd floor—packing of shoe polish—45 persons; 4th floor—manufacturing of shoe polish—45 persons; 5th floor—storage of shoe polish and manufacturing novelties—75 persons; 6th floor—storage of shoe polish and commercial artist—10 persons; 7th floor—storage of shoe polish and clothes storage—10 persons; 8th floor—storage of shoe polish and fabric dyeing—20 persons; 9th and 10th floors—storage of novelties—no persons; 11th, 12th, 15th and 16th floors—storage of fabric—no persons; 13th and 14th floors—storage of clothes—no persons; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system, an approved standpipe system, two 48 in. wide fireproof stairs from roof to street and one fire tower; that there is one fire escape at rear extending to street by stair; and

WHEREAS, the applicant contends that the lessee manufactures shoe polish on the 4th floor and requires large quantities of turpentine and turpentine substitutes in its manufacturing process; that it is for this reason that it is proposed to install two 6,000 gallon storage tanks to have an adequate supply at all times and to be in a position to accept deliveries of 2400 gallons from the supplier, this being the capacity of a tank truck; that the turpentine flashes at 102 deg. F. and the turpentine substitute at 130 deg. F., making these mixtures combustible and not inflammable mixture; that a combustible mixture is in the same class as fuel oil which is permitted to be stored in tanks larger than 6,000 gallons; that the tanks will be buried outside the building in the yard at least 10 ft. from any other building and pumped inside by means of approved type pumps operated by remote control on the 4th floor near the meters where the operator has full control at all times; and

WHEREAS, C.O. 88207 issued July 18, 1938 upon completion of work under permit 172-38 describes the building as fireproof construction and permits its use on the 6th floor for manufacturing pocketbooks with an occupancy of 100 persons and for storage in all other portions except a portion of the 2nd floor which is permitted for office use.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 3505-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the tanks to be installed shall be installed as proposed and as indicated on plans filed with this appeal, marked "Received June 30, 1948" (4 sheets); that the system shall be maintained to the satisfaction of the fire commissioner; that suitable protection shall be maintained at all points to protect the piping from the tanks to the 4th floor as proposed against injury; that the tanks shall comply with the requirements of the Oil Burner Rules of the Board for tanks of similar capacity and shall be buried in the yard as proposed not nearer than 10 feet from the foundation of any building.

627-48-A

APPLICANT—F. Bob and Sons, Inc., (lessee), for Bobgold Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward Reiter.

For Administration: Vincent Matteis, Fire Dep't.

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ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Absent: Deputy Chief Guinee 1

THE RESOLUTION (627-48-A)

WHEREAS, F. Bob and Sons, Inc., lessee, for Bobgold Realty Corporation, owner, filed July 1, 1948, from a decision and an order of the fire commissioner, affecting premises 35 Vestry street, south side, 100 ft. west of Hudson street (Block 219, Lot 17), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated June 18, 1948, repeating Order 58234-LC, issued by the fire commissioner May 14, 1948, reads:

"In reply to your letter of June 11, 1948 this department does not reissue violations for the purpose of filing an appeal. It is our understanding that this communication is acceptable to the Board of Standards and Appeals and we therefore quote Order No. 58234-LC, issued May 14, 1948.

Before a permit may be issued for the storage and use of rags, the following must be done:

1. Provide an approved sprinkler system in building.

It is unlawful to continue the sale and storage of rags without a permit. Please notify this department promptly when the above item has been complied with."

and

WHEREAS, the applicant states that the building is six stories, 70 ft. in height; 24 ft. 10 in. by 94 ft. in area; of Class 3 construction; erected 1890; located on a lot 24 ft. 10 in. by 101.8 ft. in area, in an unrestricted use A area, Class 2 height district, and used and occupied since March 1948: basement, storage and boiler room; 1st floor, shipping and storage of rags; 2nd floor, grading rags, 2 persons; 3rd floor, grading rags, 3 persons; 4th floor, storage of rags, no persons; 5th floor, grading of rags, 2 persons; 6th floor, storage, no persons, for which no certificate of occupancy has been issued; that the building is provided with an interior fire alarm system, one 4 ft. wide interior wood stairs, with metal treads, enclosed in wood partitions, metal covered, equipped with wood self-closing doors and leading from roof bulkhead direct to street and one fire escape at the front leading to roof by ladder and to street by ladder with window and door openings on the course of the fire escape fireproof self-closing; and

WHEREAS, the applicant contends that the building is equipped with an automatic thermostic fire alarm system connected to central office and it is inspected monthly by the fire alarm company; that there are fire pails and fire extinguishers throughout the premises; that except for the construction of the stairs, stair doors and stair enclosure, the building is constructed of steel and concrete; that the expense of installing an approved sprinkler system would force the applicant out of business; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which found the premises already occupied as proposed.

Resolved, that the decision of the fire commissioner, acting on Order 58234-LC, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

629-48-A

APPLICANT—Knappe and Johnson, for New York Central Railroad, owner of Land (Roddis Plywood and Door Co., lessee (owner of buildings).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—920 East 149th street, south side, 250 ft. east of Bruckner boulevard (Block 2599, Lot 100), Borough of The Bronx.

APPEARANCES—

For Applicant: A. Henry Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (629-48-A)

WHEREAS, Knappe and Johnson, for New York Central Railroad, owner of land, Roddis Plywood & Door Company, Inc., lessee, owner of buildings, filed June 30, 1948, an appeal from a decision of the borough superintendent, affecting premises 920 East 149th street, south side, 250 ft. east of Bruckner boulevard (Block 2599, Lot 100), (Port Morris Railroad Yard, New York Central), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1948, on Alt. Applic. 471-48, reads:

"1. The existing building, of Class 5 construction was erected under Applic. N.B. 200-1945 on conditions granted by the Board of Standards and Appeals, Cal. 225-46-A, dated September 16, 1947. The proposed extension is contrary to the above resolution and Sec. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the proposed building will be one story, 23 ft. in height; 100 ft. by 150 ft. in area, of Class 5 construction on a lot 1300 ft. by 100 ft. irregular in area, in an unrestricted use A area, Class 2 height district, and used and occupied as a warehouse for doors and plywood; and

WHEREAS, the applicant contends that the proposed addition provides for an area of 15,000 sq. ft. which is within the tabular limits for Class 5 construction and since drawings indicate an 8 in. brick fire wall will divide the new extension from the existing building it comes within the provisions of Section C26-256.0 of the Administrative Code; that the opening in the fire wall required for the operation of the fork trucks will be equipped with approved type 3-hour opening protective assembly; that the volume of business is such that the present building has proved inadequate and prevents proper stacking and sorting of the many different grades, sizes and types of material received; that the distance between the new addition and the nearest lot line will be 240 ft.; that the existing building is equipped with a one source sprinkler system and a fire alarm system; and

WHEREAS, under Cal. 225-46-A, the Board granted a modification of the provisions of Section C26-254.0 of the Administrative Code as contained in a decision of the borough superintendent on N.B. Applic. 200-45, Obj. 14, dated July 3, 1947, on condition that the fire walls comply with the requirements of the Code and that in all other respects the building and occupancy comply with all laws, rules and regulations applicable thereto; that a one source sprinkler system shall be installed; that a central fire alarm system shall be maintained with direct connection through a central station to fire headquarters, and permitted only so long as occupied throughout by the Roddis Plywood and Door Co.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 471-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the requirements of the Building Code for a Class V building shall be complied with; that any connection between this building and the existing building which was the subject of the decision by the Board under Cal. 225-46-A shall be through a fire wall, complying with the requirements therefor and extending through the roof with all openings therein to the adjoining building protected by fireproof doors; that a fire alarm system with connection directly to fire headquarters

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through a central station shall be installed within this building; that a sprinkler system shall be installed and the sprinkler system and fire alarm may be extensions of the existing systems in the present building; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and in accordance with the resolution as to the existing building adopted by the Board on September 16, 1947, under Cal. 225-46-A; that this condition shall continue only so long as the building is occupied as proposed by the Roddis Plywood and Door Co. or their successors in the same line of business and is occupied in conjunction with the adjoining building and is not further extended in height or area.

640-48-A

APPLICANT—Sidney Daub, for 220 East 125th St. Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-222 East 125th street, south side, 230 ft. east of 3rd avenue (Block 1789, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (640-48-A)

WHEREAS, Sidney Daub, for 220 East 125th St. Corp., filed July 6, 1948, an appeal from a decision of the borough superintendent, affecting premises 220-222 East 125th street, south side, 230 ft. east of 3rd avenue (Block 1789, Lot 39), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1948, on amendment to Alt. Applic. 1990-46, reads:

"3. Means of egress as shown by plans does not comply with Section 271 Labor Law as amended. Provide 2 enclosed stairs direct to street in accordance with Section."

and

WHEREAS, the applicant states the building is 6 stories, 70 ft. in height, 50 ft. by 100 ft. in area at 1st floor, 50 ft. by 90 ft. in area at typical floor, Class 3 construction, erected 1896, located in a business use, B area, Class 1½ height district, used and occupied since 1947 as follows: Cellar, storage of groceries, 2 persons; 1st floor, storage and sale of groceries, 5 persons; 2nd floor, storage of wallpaper, 3 persons; 3rd floor, mfg. table cloths, 20 persons; 4th floor, mfg. lamps, 10 persons; 5th floor, mfg. Venetian blinds, 10 persons; 6th floor, mfg. wigs, 15 persons; that no change in use or occupancy is proposed; that the building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is a 3 ft. wide wood stairs, enclosed in wood stud covered both sides with metal lath and portland cement plaster, equipped with fireproof, self-closing doors, leading from top story direct to street and provided with ladder and scuttle to roof, and one fire escape at rear extending to yard by ladder and roof by stairs with egress through adjoining yards and buildings; that windows and doors on the course thereof are fireproof, self-closing; and

WHEREAS, the applicant contends the building was erected in 1896 for a warehouse; that in 1946 under Alt. 199 plans were approved to change the use from warehouse to factory; that the building contains a 3 ft. wide wood stairway from street to 6th story, enclosed in fire-retarded partitions and provided with a 70° doublerung wrought iron ladder, to a 2 ft. by 3 ft. scuttle to roof; that the

second exit consists of a fire-escape at the rear, which was altered to comply with the Labor Law, consisting of 45° stairway from 2nd to 6th floors screened on exterior to a height of 4 ft. 6 in. with counterbalanced stairway from 2nd story balcony to the adjoining yard to the west, from which there is egress to street through the adjoining yards and buildings for which the owner has secured an easement to use the yards of buildings of Nos. 214, 218 East 125th street and 211 East 124th street; that due to the recent amendment of the Labor Law, fire-escapes on buildings more than five stories in height are not acceptable; that it is therefore requested the Board accept the fire-escape and the egress from the termination at rear of building as a second means of exit.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent on amendment to Alt. Applic. 1990-46, Objection 3, and that the application be and it hereby is granted on condition that the proposed fire escape shall comply with all laws, rules and regulations applicable thereto as proposed and as indicated on plans filed with this appeal marked "Received July 6, 1948"; that permission to exit to the adjoining property and thence to street shall be filed with the borough superintendent; that the number of occupants shall be limited to the primary means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

641-48-A

APPLICANT—William J. Burke, for Northcrest Gardens Corp., owner (Interboro Theatre Circuit, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7828-7844 Parsons boulevard, southwest corner of 78th road (Block 6815, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Samuel L. Malkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (641-48-A)

WHEREAS, William J. Burke, for Northcrest Gardens Corp., owner, Interboro Theatre Circuit, Inc., lessee, filed July 2, 1948, an appeal from a decision of the borough superintendent, affecting premises 7828-7844 Parsons boulevard, southwest corner of 78th road, (Block 6815, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1948, re Misc. Applic. 2902-48, reads:

"2. Provide a gravity tank supply for standpipe. Sec. 12.17.5."

and

WHEREAS, the applicant states the building is one and two stories, 44 ft. in height, 147 ft. irregular by 58 ft. irregular in area, Class 1 construction, on a lot 185.25 ft. by 100 ft. in area, located in a business use, D area, Class 1½ height districts; proposed to be used and occupied as a theatre, 1080 persons and in the store section, as follows: 1st floor, stores, 10 persons; 2nd floor, offices, 14 persons; that the building will be equipped with a standpipe system; and

WHEREAS, the applicant states the structure will consist of a one-story theatre, 44 ft. in height and two-story section used for stores and offices and a one-story section to be occupied as a store; that the proposed structure meets the requirements for exemption under Section 12.17.5 ex-

MINUTES

cept that more than 10% of the area is used for stores and part of the structure is more than one story in height; that the parts of the structure to be used other than for the motion picture theatre will be separated from the theatre by fireproof construction, so that in effect the theatre is a complete structure; that in order to obviate an unsightly roof tank and avoid excessive expense, it is proposed to install an approved type booster pump with a capacity of 500 gallons per minute with pressure of 50 lbs. per sq. in. at highest hose outlet; that the pump will feed from a 4 in. connection and 4 in. tap to a 12 in. main in Parsons boulevard, having a pressure of 35 lbs. at curb level; that the installation will comply with Art. 17 of the Administrative Code; that the system will be subjected to a test of 300 lbs. at siamese and 100 lbs. at hose outlet; that the proposed installation will afford much greater protection and be more effective than a gravity tank supply; and

WHEREAS, the applicant has filed a communication dated July 15, 1948, from the Dept. of Water Supply, Gas and Electricity, stating that the 12 in. main in Parsons boulevard has a normal pressure at curb level of 35 lbs. per square inch and is fed two ways with valves conveniently located; and

WHEREAS, the plans filed with this appeal indicate that the 12 in. main in Parsons boulevard connects to an 8 in. main at 79th avenue and a 30 in. at Union turnpike on the south and an 8 in. main on 78th road on the north and that in addition to the existing shut-off valves located to the south of the proposed 4 in. tap on Parsons boulevard, it is proposed to install an additional shut-off valve to the north of the proposed 4 in. tap.

Resolved, that the decision of the borough superintendent, dated June 30, 1948 on Misc. Applic. 2902-48, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the installation of the proposed fire pump shall comply in all respects with the requirements therefor; that the shut-off valve on the 12" street main of Parsons boulevard shall be located at a point as may be determined by the Department of Water Supply, Gas and Electricity; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the building shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received July 2, 1948," five sheets, and marked "Received July 22, 1948," one sheet.

645-48-A

APPLICANT—M. Martin Elkind, for Wm. A. Bangert, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road (2nd and 3rd floors); (Block 9754, Lot 53), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and William A. Bangert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (645-48-A)

WHEREAS, M. Martin Elkind for Wm. A. Bangert, owner, filed July 8, 1948 an appeal from a decision of the borough superintendent, affecting premises 153-17 Jamaica avenue, north side, 150 ft. east of 153rd street and 153-18 90th road, 2nd and 3rd floors (Block 9754, Lot 53), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1948 on Alt. 1257-48 reads:

"4. The conversion of an existing frame building from apartment to offices, is contrary to sec. 4.1.2, B.C." and

WHEREAS, the applicant states that the building is 3 stories, 34 ft. in height, 25 ft. by 125 ft. 3 in. in area, of class 4 construction, date of erection of front portion unknown, rear portion erected in 1925; that the building has been used and occupied since 1925 as follows: cellar—storage and boiler room; 1st floor—store—5 persons; 2nd floor apartment and offices 5 persons; 3rd floor—apartment and studio—5 persons; proposed to be used and occupied: cellar—storage and boiler room—no persons; 1st floor—store—5 persons; 2nd floor—offices—10 persons; 3rd floor—offices and studio—10 persons; that the building is equipped with two 3 ft. wide interior wood stairs, enclosed in partitions of wood studs, covered with metal lath and cement plaster, both sides, equipped with wood self-closing doors; and

WHEREAS, the applicant contends that the building consists of two sections, the front portion facing Jamaica avenue was built prior to 1916 of frame construction and the rear portion facing 90th road is of brick construction, erected as an alteration under Alt. 235-25 and when this alteration was completed the total usable floor area was over 60% business; that the Board is requested to permit the conversion of the 2nd and 3rd floors of the front section to office use as the building is on that portion of Jamaica avenue which has developed into a business street where office space is in great demand and that lot line walls where of frame construction are filled with brick between studs; that the area of the original frame building is only 1675 sq. ft. and existing stairs from 1st to 3rd floors in this portion will be replaced to provide 3 ft. wide clear stairs at all points and partitions enclosing the stair-hall will be fire-retarded and doorways in such partitions will be one hour rating.

Resolved, that the decision of the borough superintendent dated July 6, 1948 on Alt. 1257-48, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received July 8, 1948," three sheets and shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is maintained as proposed and is not changed to any other use other than as proposed.

656-48-A

APPLICANT—Sidney Daub, for 9 Great Jones St. Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9 Great Jones street, south side, 26 ft. 2 in. west of Lafayette street (Block 530, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (656-48-A)

WHEREAS, Sidney Daub for 9 Great Jones St. Corp., owner, filed July 6, 1948 an appeal from a decision of the borough superintendent, affecting premises 9 Great Jones street, south side, 26 ft. 2 in. west of Lafayette street (Block 530, Lot 12), Borough of Manhattan; and

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WHEREAS, the decision of the borough superintendent dated June 8, 1948 on B. N. Applic. 1244-48 reads:

"1. Fire escape not acceptable as a means of egress from a building more than five stories in height. sec. 271 Labor Law."

and

WHEREAS, the applicant states that the building is 6 stories, 65 ft. in height, 26 ft. by 100 ft. in area at 1st floor, 26 ft. by 90 ft. in area at typical floor, of class 3 construction, erected prior to 1913, located in an unrestricted use B area district, used and occupied since prior to 1913: cellar—fur storage—1 person; basement—fur storage—1 person; 1st floor—fur storage—1 person; 2nd floor—manufacturing hats and leather goods—15 persons; 3rd floor—printers—15 persons; 4th floor—manufacturing ladies' apparel—15 persons; 5th floor—manufacturing ladies' apparel—15 persons; 6th floor—manufacturing ladies' apparel—15 persons; that no change in use or occupancy is proposed; that the building is equipped with one 3 ft. 6 in. wide wood stairs, enclosed in partitions of wood, covered with metal on both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape at rear, extending to roof by stair with no egress from its lower termination to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 3051-48 issued April 1, 1948 stated that there was no safe egress from termination of fire escape due to the erection of a new building at the north-west corner of Bond street; and

WHEREAS, the applicant contends that Alt. 2553-15 indicated compliance with the requirements of the Department of Labor and the reconstruction of the rear fire escape to comply with the Labor Law; that the existing fire escape at the rear served as a secondary means of exit and was provided with a counterbalanced stairway from second story balcony to adjoining open area which extended to Bond street; that this means of egress has been removed by the erection of a new one story building on the adjoining property on Bond street; that the fire escape of the building in question now connects with the fire escape of the adjoining building to the west at 7 Great Jones street at the second story; that the owners are prepared to erect a new fire escape at the front of the building consisting of 45 deg. stairways with 45 deg. counter-balanced stairway from 2nd story to street with fireproof automatic wire glass windows on the course of the fire escape; that the building is small in area and the occupancy is very light and it is therefore requested that the Board accept the proposed fire escape at the front of the building in addition to the substandard fire escape at the rear.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent on B.N. Applic. 1244-48, Objection 1, and that the application be and it hereby is *granted on condition* that the fire escape proposed at the front of the building shall comply with the requirements of the Labor Law therefor; that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that the rear fire escape may be retained provided safe egress is made available through the adjoining building at 7 Great Jones street and that the occupancy shall be limited to the capacity of the primary means of exit.

661-48-A

APPLICANT—Julius S. Rapson, for Karl Twetan, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—130-16 176th street, west side, 140 ft. south of 130th avenue (Block 12529, Lot 72), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (661-48-A)

WHEREAS, Julius S. Rapson for Karl Twetan, owner, filed July 9, 1948, an appeal from a decision of the borough superintendent, affecting premises 130-16 176th street, west side, 140 ft. south of 130th avenue (Block 12529, Lot 72), Springfield Gardens, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 10, 1948, on N.B. Applic. 2851-48, reads:

"1. The construction of a frame building in an unrestricted use district is contrary to Art. 5, Sec. C26-247.0 & Sec. C26-246.0 of Building Code."

and

WHEREAS, the applicant states that the building will be 1½ stories; 18 ft. in height; 26 ft. by 38 ft. in area at 1st floor; 26 ft. by 29 ft. in area at 2nd floor; of Class 4 construction; on a lot 40 ft. by 99.52 ft. irregular, in area, in an unrestricted use A area, Class 1 height district, used and occupied on the 1st floor as a one family dwelling with an unfinished attic; and

WHEREAS, the applicant contends that the building will be surfaced on the exterior with beveled siding or asphalt shingles; that the building is of a type in keeping with the other buildings in the neighborhood and will be limited to one family occupancy and will comply in all other respects with the requirements of the Building Code for a frame dwelling erected outside of the fire limits and side yard will be provided on the westerly side 6 ft. in width into which chimney breasts will project 2 ft.; that side yard 8 ft. in width will be provided on the easterly side and the dwelling will be set back a distance of 20 ft. from the 176th street building line into which set back front entrance steps will project.

Resolved, that the decision of the borough superintendent dated June 10, 1948 on N.B. Applic. 2851-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply with the requirements as to coverage in a D area district and in all other respects shall comply with the requirements for a similar building when erected outside the fire limits, all as proposed and indicated on plans filed with this appeal marked "Received July 9, 1948" (three sheets).

663-48-A

APPLICANT—Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe and Irving Glaser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (663-48-A)

WHEREAS, Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner, filed July 9, 1948, an appeal from a decision of the borough superintendent, affecting premises

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69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948 on Alt. Applic. 1671-48, reads:

"1. Unlawful to move a frame structure of wood from outside the fire limits to any point within such limits.

2. Construction of a party wall in a frame dwelling located in the fire limits so as to create two buildings is contrary to 4.1.2. B.C."

and

WHEREAS, the applicant states that the building will be two stories, 22 ft. in height; 60 ft. by 39 ft. in area, of Class 4 construction, on a lot 64.22 ft. by 87.5 ft., irregular in area, in a business use D area, Class 1 height district; and erected in 1916 at the northwest corner of Beach 69th street and Ocean promenade and occupied since 1929 as a heretofore converted, Class B multiple dwelling on the 2nd floor with stores and arcade on the 1st floor; that the building will be provided with two steel 3 ft. 4 in. wide masonry enclosed stairs, 2nd floor to grade, emptying into a court with egress direct to street; that a ladder and scuttle to roof will be provided; and

WHEREAS, the applicant contends that at its present location the structure consisted of a two story heretofore converted Class B multiple dwelling with stores on the 1st floor, rooms on the 2nd floor and lockers at the rear of the building; that due to the construction of a parking lot by the Department of Parks it was necessary to move this structure; that the building is of excellent structural condition; that the only portions of the building to be reused are the stores and the dwelling on the 2nd floor; that the building will be divided by means of an unpierced fire wall continuous from foundation to 2 ft. above the roof thereby creating two separate buildings (See Cal. 664-48-A) with stores on the 1st floor and two family dwelling on the 2nd floor of each structure; that store ceilings will be fire-retarded with wire lath and cement plaster; that new stairs will be provided consisting of masonry walls, steel stairs, thereby providing additional safety.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1671-48, dated July 9, 1948, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and when relocated shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received July 9, 1948," two sheets; that any division between the stores shall be carried up to the underneath side of the second floor floor boards and the ceiling shall be fire-retarded with wire lath and cement plaster as proposed and in all other respects shall comply with all laws and rules applicable thereto.

664-48-A

APPLICANT—Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-20 to 69-24 Rockaway Beach boulevard and 208 Beach 70th street, northeast corner (Block 534, Lot 66), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe and Irving Glaser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (664-48-A)

WHEREAS, Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner, filed July 9, 1948, an appeal from a decision of the borough superintendent, affecting premises 69-20 to 69-24 Rockaway Beach boulevard and 208 Beach 70th street, northeast corner (Block 534, Lot 66), Arverne, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, on Alt. Applic. 1672-48, reads:

"1. Unlawful to move a frame structure of wood from outside the fire limits to any point within such limits 4.1.7.

2. Construction of a party wall in a frame dwelling in the fire limits so as to create two buildings is contrary to 4.1.2. B.C."

and

WHEREAS, the applicant states the building will be two stories, 22 ft. in height; 48 ft. by 45 ft. in area, of Class 4 construction; on a lot 56 ft. by 100 ft., irregular in area, in a business use, D area, Class 1 height district and occupied: 1st floor, stores, 2nd floor, dwelling, two families; that the building will be equipped with two 3 ft. 4 in. wide steel stairs, masonry enclosed, equipped with fireproof self-closing one hour test doors and leading from 2nd floor direct to court with egress from court to street; that a ladder and scuttle to roof will be provided; and

WHEREAS, the applicant states that the building was formerly located at the northwest corner of Beach 69th street and Ocean promenade, Queens, and consisted of a two story frame building erected in 1916, used and occupied since 1929 as a heretofore converted Class B multiple dwelling on the 2nd floor with stores on the 1st floor; that due to the construction of a parking lot by the Department of Parks it was necessary to move this structure; that the dwelling is of excellent structural condition; that the only portions of the building to be reused are the stores and the dwelling on the 2nd floor; that the building will be divided by means of an unpierced fire wall continuous from foundation to 2 ft. above the roof thereby creating two separate buildings (See Cal. 663-48-A) with stores on the 1st floor and two family dwelling on the 2nd floor of each structure; that store ceilings will be fire-retarded with wire lath and cement plaster; that new stairs will be provided consisting of masonry walls, steel stairs, thereby providing additional safety.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1672-48, dated July 9, 1948, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; and when relocated shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received July 9, 1948," two sheets; that any division between the stores shall be carried up to the underneath side of the second floor floor boards and the ceiling shall be fire-retarded with wire lath and cement plaster as proposed and in all other respects shall comply with all laws and rules applicable thereto.

665-48-A

APPLICANT—James McKillop, for Ester Epstein, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—415 and 419 Beach 133rd street, west side, 140 ft. and 170 ft. north of Newport avenue (Basement); (Block 684, Lots 34 and 35), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: James McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (665-48-A)

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WHEREAS, James McKillop, for Ester Epstein, owner, filed July 9, 1948, an appeal from a decision of the borough superintendent, affecting premises 415 and 419 Beach 133rd street, west side, 140 ft. and 170 ft. north of Newport avenue (basement), (Block 684, Lots 34 and 35), Belle Harbor, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1948, re amend. to N.B. Applic. 1510 and 1511-47, reads:

"1. Livingrooms less than 8 ft. 0 in. in clear height is contrary to sec. 5.1.4.2, B.C." and

WHEREAS, the applicant states the buildings will be basement and one story, 27 ft. in height, 20 by 52 ft. 6 in. in are Class 3 construction, on a lot 30 by 100 ft. in area, located in a residence use, C area, Class 1 height district, to be used for boilerroom and one family in basement and one family on 1st floor; and

WHEREAS, the applicant states it is proposed to create an apartment in the basement of each of these two buildings; that the height of the basements from floor to ceiling is 7 ft.; that the owner will occupy the first floor of each house; that the cost of construction requires some added income; that the buildings are detached having 10 ft. between them and also a 5 ft. side yard on each side, all paved, which provides plenty of light and air; that the cubical feet of each room is greater than the minimum specified in the Building Code; that the boilerroom will be separated from the apartment by fireproof block partition; that the work was started on the basements under wrong impression and is now awaiting the action of the Board to permit their use.

Resolved, that the decision of the borough superintendent, acting on amend. to N.B. Applic. 1510 and 1511-47, objections 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

671-48-A

APPLICANT—United States Pharmacopoeial Convention, for Jesse B. Stark and Esther B. Stark, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Raymond S. Blessing, John P. Fox, Adley B. Nichols, E. Fulleton Cook and Theodore W. Kohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (671-48-A)

WHEREAS, United States Pharmacopoeial Convention for Jesse B. Stark and Esther B. Stark, owners, filed July 9, 1948 an appeal from a decision of the borough superintendent, affecting premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1948, on Alt. Applic. 825-48, reads:

"This will acknowledge receipt of your letter of June 21st and memorandum in support of the above application. You are advised that after giving due consideration to the points advanced in your memorandum, I am of the opinion that the proposed use is violative of Art. 2, Section 3 of the zoning resolution.

The above application is therefore denied. You are further advised that you may appeal to the Board of Standards and Appeals from this decision."

and

WHEREAS, the applicant states the building is six stories, 70 ft. in height; 24 ft. by 105 ft. in area at 1st floor; 24 ft. by 69 ft. in area at typical floor; erected 1909; located in a residence use B area, Class 1½ height district, of fireproof construction, used and occupied—cellar, boilerroom and storage; basement, doctor's office, 3 persons; 1st floor, doctor's office, 2 persons; 2nd to 5th floors, one family dwelling, for which no C.O. has been issued, and proposed to be used and occupied throughout as the National Headquarters of the U. S. Pharmacopoeial Convention, 6 persons; that the U. S. Pharmacopoeial Convention is an eleemosynary, tax-exempt, non-profit membership corporation which will maintain the building as a library for public use containing all the latest information, scientific findings and research in the field of drugs as associated with the field of medicine; and

WHEREAS, the applicant states that this appeal is preliminary to the acquisition of the premises by the United States Pharmacopoeial Convention and is filed to ascertain whether or not the premises may be used for the purpose proposed; and

WHEREAS, the applicant contends that application was made to the borough superintendent under Article 2, Section 3 of the zoning resolution to permit the U. S. Pharmacopoeial Convention to occupy the premises as its national headquarters in connection with promotion of science and art of medicine and pharmacy throughout the United States and other countries for the safeguard of public health and to maintain a library for public use containing the latest information, scientific findings and research in the field of drugs as associated with the field of medicine; and

WHEREAS, the applicant has filed with this appeal a memorandum addressed to the Department of Housing and Buildings stating substantially as follows; that the U. S. Pharmacopoeial Convention is a membership corporation formed pursuant to Sections 545-552 of the revised statutes of the U. S. relating to the District of Columbia and is a non-profit, philanthropic, eleemosynary and charitable organization having as its primary objects the encouragement and promotion of the science and art of medicine and pharmacy; that the U. S. Pharmacopoeial Convention is organized on a voluntary basis with no compensation fixed for any one except the Chairman who devotes his entire time to the work; that the only salaried employees are the Secretary to the Board of Trustees and four clerical assistants; that the pharmacopoeia must be regarded as a quasi-governmental activity as it is the mainstay of the enforcement program of the Food and Drug Administration in so far as drugs and their preparation are concerned; that the sole income of the U. S. Pharmacopoeial Convention is derived from the sale of Pharmacopoeia; that its income is utilized in the conduct of scientific research; that the services essential to revising the Pharmacopoeia are on a voluntary basis; that it has been the custom, however, to award a modest honorarium to the members of the Revision Committee; that the building occupied by the Pharmacopoeia in Philadelphia for administrative offices and as a library is tax free; that the Pharmacopoeia also occupies an exempt status under the Federal Income Tax Law; that the Chairman of the Revision of Pharmacopoeia is associated with the Division of the World Health Organization of the United Nations and the controlling reasons for establishing the headquarters at 46 Park avenue, is its accessibility to the site of the UN, where the Pharmacopoeia will maintain a library dealing with the sciences and technical subjects essential to the standardization of drugs and medicines; that this library will be open to the public without charge; that the U. S. Pharmacopoeial Convention is made up of official delegates from Incorporated Medical Colleges, Medical Schools connected with Incorporated Colleges and Universities; Incorporated Colleges of Pharmacy and Pharmaceutical Schools connected with Incorporated Universities; Incorporated State Medical Associations; Incorporated State Pharmaceutical Associations and organizations entitled to

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representation in the Convention as well as the American Medical Association, American Pharmaceutical Association, American Chemical Society, National Association of Retail Druggists, National Association of Board of Pharmacy, and many other similar organizations, as well as the delegates appointed by Federal Agencies; that Section 3 of the zoning resolution permits school, libraries, philanthropic or eleemosynary uses or institutions in a residence use district; that the proposed use will meet the requirements of Section 3, Subsections 4 and 5; that the organization will maintain a library for public use and would comply with Subsection 4 of Section 3; that the proposed use would be allowed by Subsection 5 of Section 3, which permits philanthropic or eleemosynary institutions; that in Vol. 3, Page 1997 of the 1939 edition of Scott's "Law of Trusts" states "An institution to promote public health is charitable although it is a private institution, provided it is not one the profits of which inure to the benefit of any individual," and on page 1973, it is stated "the promotion of health is a charitable purpose;" that Section 368 of the "Restatement of the Law of Trusts" in defining charitable purposes state that they "include the advancement of education, the promotion of health, Governmental or Municipal purposes, and other purposes, the accomplishment of which is beneficial to the community"; that this doctrine was accepted in the matter of *Cromwell et al v. American Bible Society*, 202 App. Div. 625, in which the court held that no violation of the zoning resolution was involved since the defendant was a philanthropic or eleemosynary institution (See Pages 627 and 628); and

WHEREAS, the applicant sites the decisions of the courts in the Matter of *Society for Prevention of Cruelty to Animals vs. Mengal*, 292, N. Y. 121; Matter of *Hamilton*, 270 App. Div. 634; Matter of *Judd*, 242 App. Div. 389, 391; *Butterworth v. Keller*, 219 N. Y. 446; Matter of *MacDowell*, 217 N. Y. 454; and

WHEREAS, the Board deemed that the use proposed is not a philanthropic or eleemosynary within the intent of the zoning resolution to be located in a residence use district; and

WHEREAS, the applicants agreed to file an application for zoning variance.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 825-48, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

675-48-A

APPLICANT—John J. Beatty, owner (U. S. Postal Dept., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2143-2161 Flatbush avenue, east side, 75 ft. north of East 46th street (Block 7890, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (675-48-A)

WHEREAS, John J. Beatty, owner, for U. S. Postal Department, lessee, filed July 12, 1948, an appeal from a decision of the borough superintendent, affecting premises 2143-2161 Flatbush avenue, east side, 75 ft. north of East 46th street (Block 7890, Lot 43), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1948, acting on N.B. Applic. 531-48, reads:

"2. Required thickness of enclosure walls over 13 ft.

4 in. in height, is 12. Walls to be laid plumb and true to line as per Section 8.4.1 of the Bldg. Code.

4. Bonding of walls to comply with Section 8.4.2.3.1 (b-1) of the Bldg. Code."

and

WHEREAS, the applicant states the proposed building will be one story, 13 ft. 6 in. in height; 120 ft. by 70 ft. in area, of Class 3 construction, on a lot 169 ft. 9 in. by 100 ft. in area, in a business use, C area, Class 1½ height district and occupied: first floor and mezzanine, general post office; that the building will be equipped with a two source sprinkler system throughout; and

WHEREAS, Violation 2437-48 stated that foundation walls are not true to line; that cement and cinder blocks have been erected on this foundation wall and the 12 in. cinder block wall projects 1½ in. to 2 in. beyond the foundation and the easterly side; that the block wall is not properly bonded, there being 4 to 5 courses of straight joints in the northerly, southerly and easterly walls; and

WHEREAS, the applicant contends that the violation was issued without good cause; that the cause of the violation is an added improvement to the life and tenancy of the building; that the lack of uniform bonding of the cinder block is due to the fact that a joint does not center on the course below; that uniform bond cannot be made by a block 12 in. by 16 in. by 8 in.; that these blocks give a substantial bond as the front and rear wall of block being 4 in. in width makes an exceptionally strong bond; that as to the 2 in. overhang, which occurs on the southeast end wall, a distance of 27 ft. and diminishes to ½ inch projection; and

WHEREAS, these premises were inspected by two members of a committee which reported that while the wall does not comply, there appears nothing to make it unsafe.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 531-48, objections 2 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

688-48-A

APPLICANT—Ettco Tool Co., Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—565-573 Johnson avenue, northwest corner of Gardner avenue (Block 2988, Lots 20 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert S. Emrick.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (688-48-A)

WHEREAS, Ettco Tool Co., Inc., owner, filed June 11, 1948, an application for variation of the Labor Law as cited in a decision of the fire commissioner, affecting premises 565-573 Johnson avenue, northwest corner of Gardner avenue (Block 2988, Lots 20 and 37), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated May 13, 1948, reads:

"This will acknowledge receipt of your letter of May 7, 1948 wherein you request a permit for employees to smoke in the lavatory of your factory building situated at the above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory

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provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the building is 1 story, 12 ft. in height, 100 ft. by 120 ft. in area, of Class 3 construction, erected in 1948, located on a lot 100 ft. by 267 ft. in area, in an unrestricted use A area Class 1½ height district, and used for the manufacture of machine tools with an occupancy of 35 persons; that the building is equipped with a one source sprinkler system throughout, an approved standpipe system and an interior fire alarm system; and

WHEREAS, the applicant contends that permission is requested for employees to smoke in the engineering office and the lavatory; that almost all of the material used in the manufacturing process is non-inflammable; that several carbon dioxide extinguishers are located throughout the plant; that a sprinkler system has been installed with a central call box through the ADT Company; that the entire building is on one floor at street level and has three doors and a large driveway door to allow for immediate egress in case of fire.

Resolved, that the decision of the fire commissioner, dated May 13, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted on the premises except in the spaces proposed and indicated on plans filed with this appeal, marked "Received June 11, 1948"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a one-source sprinkler system, standpipe system and interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that such receptacles for smokers' refuse shall be placed where required by the fire commissioner; that such signs shall be erected as the fire commissioner shall direct, indicating where smoking may be permitted; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct.

708-48-A

APPLICANT—Marie Frommer, for Creative Looms, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—210 East 51st street, south side, 125 ft. east of 3rd avenue (2nd floor); (Block 1322, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Marie Frommer and Hans G. Hesslein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (708-48-A)

WHEREAS, Marie Frommer for Creative Looms, Inc., owner, filed July 16, 1948 an appeal from a decision of the borough superintendent, affecting premises 210 East 51st street, south side, 125 ft. east of 3rd avenue (Block 1322, Lot 45), 2nd floor, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 16, 1948 on Alt. Applic. 1302-48 reads:

"1. As building is a factory building and 2 means of egress is required from every floor fire escape may not be removed. Section 271 Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories and basement, 22 ft. in height, 25 ft. by 100 ft. in area at 1st floor, 25 ft. by 60 ft. in area, at 2nd floor, of class 3 construction, erected about 1890, located in a business use B area class 1½ height district and used and occupied: cellar—storage and boiler room; 1st and 2nd floors—vacant; proposed to be used and occupied: cellar—storage and boiler room; 1st floor—manufacturing (hand weaving)—20 persons; 2nd floor—offices and showroom—6 persons; that the building is equipped with one 3 ft. 6 in. wide wood interior stairs, fireproof enclosed, equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof, and one fire escape at front exiting to street by stair; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contends that the present owners purchased the premises to expand their business; that they are engaged in manufacturing hand woven fabrics; that the existing fire escape is an eye sore on such a small structure and makes it impossible to create an attractive front; that the new business to be conducted on the premises requires a lesser number of persons employed than heretofore and does not entail any of the fire hazards in existence now; that a means of egress to the roof of the rear extension can be arranged for and a sprinkler system on the 2nd floor can be added as a safety device; that the Board is requested to grant this appeal to alleviate a serious hardship to the owners; and

WHEREAS, the appeal requests the Board to waive a mandatory requirement of the Labor Law which the Board is not empowered to do.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

709-48-A

APPLICANT—Schuman and Lichtenstein, for Horace I. Stern, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 East 69th street, north side, 128 ft. east of Madison avenue (Block 1384, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon N. Alderman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (709-48-A)

WHEREAS, Schuman and Lichtenstein, for Horace I. Stern, owner, filed July 21, 1948, an application for variation of the provisions of Section 171, Subdivision 2c of the Multiple Dwelling Law, affecting premises 25 East 69th street, north side, 128 ft. east of Madison avenue (Block 1384, Lot 26), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1948, on Alt. Applic. 1126-48, reads:

"a1. The proposed conversion of a private dwelling 6 stories, basement and cellar in height (7 stories) to a multiple dwelling is prohibited under Section 171, Subdivision 2C of the Multiple Dwelling Law.

Note: Basement considered a story, Sec. 4, Subdiv. 38, M.D.L."

and

WHEREAS, the applicant states the building is six stories, and basement in height; 70 ft. in height; 27 ft. by 84 ft. at 1st floor; 27 ft. by 74 ft. at typical floor, of Class 3 construction; erected 1885; located in a residence use, B area, Class 1½ height district and used and occupied as

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a one family dwelling and proposed to be used and occupied—cellar, boiler room and storage; basement, doctor's office; 1st floor, doctor's office; 2nd floor, two apartments; 3rd floor, two apartments; 4th floor, one apartment and 3 furnished rooms; 5th floor, one apartment and 3 furnished rooms; 6th floor, doctor's apartment; that the building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood studs and plaster, equipped with wood doors and that the stair hall leads directly to street; and

WHEREAS, C.O. 16075, issued January 30, 1930, permits the use of the building as a private dwelling with not more than 15 sleeping rooms; and

WHEREAS, the applicant contends that the building is six stories and basement; erected 1885, as a one family dwelling and continuously occupied as such; that it is proposed to continue the use of the basement as doctor's office and first and sixth floors as doctor's living quarters, the 2nd, 3rd, 4th and 5th floors will be converted to multiple dwelling occupancy as indicated on plans filed with this application; that stair halls will be provided with approved sprinkler system; that there will be no dwelling use in the basement; that the 6th floor occupies only 60% of the floor area; that favorable consideration is requested on this application pursuant to the power vested in the Board by Section 310, Subdivision a, of the Multiple Dwelling Law; and

WHEREAS, a doctor's office is not permitted in a residence use district unless such office is maintained within the apartment in which the doctor resides; and

WHEREAS, the Board deemed that it is without power to grant a variance to permit use of a non fireproof building as a multiple dwelling exceeding six stories in height.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

971-47-A

APPLICANT—Charles P. Rogers and Co., Inc., lessee, for Gord Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—Appeal from an order and a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Sims Read.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (971-47-A)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 1757 2nd avenue and 233-245 East 91st street, northwest corner (Block 1537, Lot 22), Borough of Manhattan, was granted by the Board on March 23, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the water line referred to in the resolution is a standpipe feed line and not a domestic water line as was represented.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1948, by adding thereto:

“... that the sprinkler heads may be fed from the existing 2½ in. domestic water main in the building, on condition that in all other respects the resolution adopted by the Board on March 23, 1948, shall be complied with.”

562-48-A

APPLICANT—Adolph H. Knappe, for St. Martin of Tours R.C. Church, owner.

SUBJECT—Application for consideration—reopening re new decision—Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—2239 Crotona avenue, north side, 50.2 ft. east of Garden street (1st floor); (Block 3084, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Adolph H. Knappe and A. H. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (562-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2239 Crotona avenue, north side, 50.2 ft. west of Garden street (Block 3084, Lot 1), Borough of The Bronx, was *withdrawn* June 22, 1948; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, on amendment to N.B. Applic. 452-48, reads:

“Amendment disapproved with the following objections repeated—

1. Class 5 building is unlawful as a public building, Sec. 421.

P-5 Provide adequate toilet facilities for stated occupancy. Sec. 14.8.4.

Additional objections—

6. Use of fibre board in place of public assembly not permitted. Sec. 3.4 of the Fibre Board rules of the Bd. of St. and Appeals.”

and

WHEREAS, the applicant states the proposed building is one story 24 ft. in height, 64 ft. by 128 ft. in area, Class 5 construction, on a lot 150 ft. by 58 ft. by 240 ft., irregular in area, in a residence and business use, B area, Class 1¼ height districts; proposed to be used and occupied as a gymnasium and auditorium, 500 persons; and

WHEREAS, the applicant contends as to objections 1 and 6 that the proposed building will be constructed of approved type Quonset 40 and Quonset 20 units, as approved by the Board under Cal. 240-46-SM and Cal. 679-46-SM and will conform to the rules of the Board and will in addition have double ribbed construction consisting of two curved arch ribs instead of one spaced 4 ft. on centers, which is the approved spacing; that the owner is now conducting a school in a fireproof building, the facilities of which have become inadequate by reason of increased registration; that six additional classrooms are required by the September term; that cost of construction at present prohibits the erection of a new fireproof building or additions to the present building; that by transferring the gymnasium activities from the school building to the proposed building, the areas in the existing building now devoted to these activities can be altered for the needed classrooms; that present gymnasium facilities are inadequate and proposed building will correct this; that the facade of the proposed building will be face brick and cinder concrete block structure with brick piers and will harmonize with the design of the existing building; and

WHEREAS, the applicant contends as to Objection P-5 that a passageway will be provided to the existing school building to afford access to locker, shower and toilet facilities.

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ties in addition to those to be provided in the proposed building; that due to the non-continuous use of the proposed building, existing and proposed toilet facilities will be adequate for the occasional use of the building; that in view of the fact the owner is carrying out educational and social activities among the members of its crowded diocese at a time when building costs will prohibit the erection of a Class 1 building, it is requested that the variation be granted to permit the construction of a Class 5 building as proposed; and

WHEREAS, the record indicates that the structural conditions have been certified as satisfactory by the Department of Housing and Buildings.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 452-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto *on condition* that toilet facilities deemed adequate by the Borough Superintendent are provided and that any material used on the ceiling shall be incombustible; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

722-47-A

APPLICANT—Hardwood Sawdust Co., Inc., for 509 Willis Avenue Estates, Inc., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—2-01 50th avenue (4th street), northeast corner of 2nd street (Block 17, Lot 28), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

867-47-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—122-126 Columbia Heights (124 displayed), northwest corner of Orange street (Block 223, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Clarence Ulrich.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

905-47-A

APPLICANT—Heyden Chemical Corp., lessee, for Carbonic Ice and Chemical Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—7-23 Van Brunt street and 37-59 Irving street, northeast corner, 1st fl., Bldg. M rear; (Block 314, Part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. McGinnis.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

235-48-A

APPLICANT—Adams Engineering Co., Inc., for 128 East 58th St., Corp., owner (Donby, Inc., lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—128 East 58th street, south side, 140 ft. west of Lexington avenue (first floor); (Block 1312, Lot 62), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

322-48-A

APPLICANT—Reginald S. Hardy, for Samuel Cohen, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the action taken under Cal. No. 297-48-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

433-48-A

APPLICANT—Chemical Hormone Corporation (lessee), for Berwick Land Corporation, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—670-672 Lexington avenue, west side, 18.5 ft. south of East 56th street (4th floor); (Block 1310, Lot 58), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

533-48-A

APPLICANT—Morris Whinston, for 1669-1677 Broadway Corp., owner (A.A. and M. Hotel Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—223 West 42nd street and 1671-1677 Broadway, northwest corner (Block 1024, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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534-48-A

APPLICANT—The Coca-Cola Bottling Company of New York Inc., owner.

SUBJECT—Appeal from an order and a decision of the Fire Commissioner.

PREMISES AFFECTED—401-435 East 34th street, and 34-37 Marginal street, northwest corner, 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966 Lots 1-4, 5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26 and 27, 30 and 31), Borough of Manhattan.

APPEARANCES—

For Applicant: M. C. Kramer, I. L. Hunt and N. L. Heffren.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn. Manufacturer of equipment to file an application for general approval.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

541-48-A

APPLICANT—Boulevard Sanitarium Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—46-04 31st avenue, southeast corner of 46th street (Block 725, Lot 25), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Mary B. Cushner and Carl Wuest.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

590-48-A

APPLICANT—Kenneth B. Norton, for Prudential Savings Bank, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1946-1952 Flatbush avenue (1958 displayed), southwest corner of Kings Highway (Block 7817, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Kenneth B. Norton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn. Applicant to file building zone application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

605-48-A

APPLICANT—Paul Friedman, for Prospect Marks Corp., owner (Eagle Woodworking Corp. and Rock Made Manufacturing Co., lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—363-371 Prospect place, north side, 162 ft. west of Washington avenue and 342 St. Marks avenue, south side, 96 ft. 8 in. west of Washington avenue (Block 1153, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

613-48-A

APPLICANT—The American Polymer Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner re manufacture, storage and sale of inflammable mixture known as "Polyco" (bubble solution) in New York City.

APPEARANCES—

For Applicant: None.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn at request of applicant. The representative of the applicant has stated that there is no sale of this product in New York City at the present time and requests withdrawal.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

614-48-A

APPLICANT—William H. Healy, for Samuel, Helen, Nathan and Hyman Latman, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2150 East 27th street, west side, 31 ft. 4¾ in. south of Gravesend Neck road (2nd floor); (Block 7359, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Healy and David Latman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after discussion; applicant to file zoning application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

626-48-A

APPLICANT—Louis Lieberman, for Yeshiva Rambam, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3121-3127 Kings Highway and 1374-1378 East 32nd street, northwest corner (Basement and 1st floor); (Block 7667, Lot 75), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

644-48-A

APPLICANT—Raymond Irrera, for George Dorn, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice. The applicant states that the use appealed for is already in the building and wishes to withdraw the appeal without prejudice to reopening.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

662-48-A

APPLICANT—Nathaniel C. Saxe, for Jack Rosenberg and Max Targer, owners.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1923 Plainview avenue, north side, 107.3 ft. west of Beach 19th street (Block 132, Lot 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe and Jacob Rosenberg.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice. Applicant to file plans with the borough superintendent and obtain a decision on the sprinkler system and file a new appeal with the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

683-48-A

APPLICANT—Daniel D. Merrill, for Girls Home Society Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—225-227 East 53rd street, north side, 260 ft. east of 3rd avenue (Block 1327, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel D. Merrill.

For Administration: Henry Phenev, Dep't of Housing and Buildings and Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn by applicant, to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

702-48-A

APPLICANT—Vincent D. Luongo, for Frontanac Masion Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—29-02 to 29-06 Lewmay road and 147-163 Beach 29th street, northwest corner (Block 300, Lot 29), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

711-48-A

APPLICANT—Louis A. Kiesewetter, for Anna L. Shereff and Helene Schopick, owners (The Texas Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—74-05 Grand avenue, northeast corner of 74th street (Block 2492, part of Lot 80), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

713-48-A

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner Re: Transportation of Gasoline in Tank Trucks in New York City (construction of tanks not in conformity with Fire Department Specifications covering Tank Trucks).

APPEARANCES—

For Applicant: Mr. Perkins.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Appeal withdrawn after discussion.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

489-45-A

APPLICANT—Oswald Fischer, for Church Candle Manufacturing Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96-45 222nd street, southeast corner of Lawrence street (2nd floor); (Block 10809, Lot 10), Queens Village, Borough of Queens (Under section 35, General City Law re bed of mapped street—96th road).

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

863-46-A

APPLICANT—Anthony C. LeFante, for Aurora Romano, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—708 Bushwick avenue, west side, 25 ft. south of Suydam street (Block 3214, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

144-47-A

APPLICANT—Columbia Wax Products Co., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—94-15 100th street, east side, between 94th and 95th avenues (1st floor); (Block 9377, Lot 1), Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

545-47-A

APPLICANT—Ellis L. Lavine, for Tillie Kooperman and William Broder, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—357 West 17th street, north side, 100 ft. east of 9th avenue (1st floor); (Block 741, Lot 5), Borough of Manhattan.
APPEARANCES—
For Applicant: Ellis L. Lavine.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

539-47-A

APPLICANT—Good and Kent, for H. C. Bohack Co., Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

667-47-A

APPLICANT—Steel-Crete Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2956-2958 Brighton 5th street, west side, 120 ft. and 140 ft. north of Ocean View avenue (Block 7284, Lot 472), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

760-47-A

APPLICANT—Chauncey A. Pierce, for Boorum and Pease Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—145-153 York street, 72-98 Bridge street, west side, from York to Front street and 182-192 Front street, (1st floor); (Block 54, Lot 22), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

790-47-A

APPLICANT—Harry Pelavin, owner.
SUBJECT—Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—615 Avenue L, north side, 72 ft. west of East 7th street (Block 6532, Lot 50), Borough of Brooklyn.
APPEARANCES—
For Applicant: Harry Pelavin.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

12-48-A

APPLICANT—Lama & Proskauer, for Isaac M. Rosen, owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—850-854 DeKalb avenue, south side, 150 ft. east of Throop avenue (Block 1782, Lots 13 & 14), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

47-48-A

APPLICANT—Louis Lieberman, for Century Desk Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—213 Greene street, west side, 125 ft. south of West 3rd street (Sub-cellar & 6th floor); (Block 534, Lot 30), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

48-48-A

APPLICANT—Louis Lieberman, for Century Desk Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—209 Greene street, west side, 152 ft. 6 in. south of West 3rd street (Sub-cellar & 6th floor); (Block 534, Lot 30), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

51-48-A

APPLICANT—Lang-Breg Realty Co., owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—407 Willoughby avenue and 172-182 Walworth street, northwest corner (basement); (Block 1751, part of Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

58-48-A

APPLICANT—James E. McKillop, for Max Ruskin & Samuel Ruskin, owners.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—197-199 Clifton place, north side, 200 ft. west of Bedford avenue (Block 1950, Lot 46), Borough of Brooklyn.
APPEARANCES—
For Applicant: James E. McKillop.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

63-48-A

APPLICANT—Louis Lieberman, for Century Desk Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—207 Greene street, west side, 177 ft. 6 in. south of West 3rd street (sub-cellar and 6th floor); (Block 534, Lot 31), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

173-48-A

APPLICANT—Brooklyn Tinware Mfg. Co., (lessee), for Fannie Kaplan, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—80 Sedgwick street, south side, 175 ft. west of Columbia street (2nd floor); (Block 318, Lot 19), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

558-48-A

APPLICANT—Barnett Goldstein, owner (Fulton Manufacturing Co., lessee).
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—346-348 Cumberland street, west side 52 ft. south of Fulton street, (1st floor); (Block 2005, Lot 53), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee..... 1

849-46-A

APPLICANT—Cafiero and Lacerenza, for 429-435 South 5th Street Realty Corp., owner.
SUBJECT—Application reopened December 9, 1947—re Appeal from an order of the fire commissioner, (previously withdrawn).
PREMISES AFFECTED—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn.
APPEARANCES—
For Applicant: William A. Lacerenza and Lawrence S. Nemo.
For Administration: Vincent Matteis, Fire Dep't.
ACTION OF BOARD—Laid over to September 21, 1948 at 10 A.M., for inspection by Committee.

528-47-A

APPLICANT—Emil G. Hantsche, Jr., for Emil G. Hantsche, Jr., and Estate of Walter S. Thomson, owners.
SUBJECT—Application reopened May 25, 1948—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Laid over to September 14, 1948 at 2 P.M., at the request of applicant; applicant to file revised drawings.

1093-47-A

APPLICANT—Metro Hoist & Body Co., Inc. (lessee), for Max Hirsch, owner.

MINUTES

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Pelutto.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 P.M., for further consideration after inspection and for decision.

205-48-A

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1 and 2); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 A.M., in connection with Cal. 204-48-BZ.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc., and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 1128-94-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman and Robert Lee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M. for further consideration. Pending completion by applicant of requirements in Cal. No. 603-48-A, granted on condition 7/27/48.

423-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Spofford Holding Corp. (Blue Hour Restaurant Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 113166-45, re Alt. 3032-45.

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Charles M. Carpenter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal taken off calendar, new date to be set.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert J. McDonald.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 A.M. for further consideration and decision. The premises were inspected by a committee of the Board.

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 P.M., for further consideration after inspection by Committee.

625-48-A

APPLICANT—Lama and Proskauer, for Ruhmshottel Realty Corp., owner (Selwyn-Pomeroy Company, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2120 Caton avenue, south side, 103 ft. 3½ in. west of Flatbush avenue (cellar); (Block 5082, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over; date to be set for same hearing in connection with Cal. 623-48-BZ, now pending.

639-48-A

APPLICANT—Vincent K. Drury, for Bernard Vigurs, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154 South St. Austin's place south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Vincent K. Drury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 p.m. for inspection by Committee and further consideration after applicant has filed a first floor plan showing existing condition.

679-48-A

APPLICANT—The National Sugar Refining Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw

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Dock building; Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd, 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors); (Blocks 1, 3, 4 and 11, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles R. Hagen.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to September 14, 1948 at 2 p.m. at request of the Board.

685-48-A

APPLICANT—Abbott, Merkt and Co., for 3rd Avenue Transit Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard H. Tatlow, Kjeld K. Schou and Frank T. Ward.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 14, 1948 at 2 p.m. for applicant to file revised plans as outlined by the Chairman, to be prepared and submitted to the Board before September 10th.

691-48-A

APPLICANT—The Davison Chemical Corporation, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: Use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

APPEARANCES—

For Applicant: John H. Amen and others.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 p.m. for inspection and decision.

692-48-A

APPLICANT—New York Medical College, Flower and Fifth Avenue Hospitals, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 a.m. at telephonic request of applicant's representative.

704-48-A

APPLICANT—United Tank Corporation (lessee), for Paulit Realty Corporation, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Nelson C. Walker, John B. Davis and J. J. Foley.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Laid over to September 21, 1948 at 2 p.m. for further consideration after inspection by Committee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron and Steel Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re City Concrete-Filled Steel Column (previously approved).

APPEARANCES—

For Applicant: Abraham S. Werner.

ACTION OF BOARD—Application reopened for report to consider additional designs of concrete filled columns.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

168-48-SA

APPLICANT—J. O. Ross Engineering Corp., owner.

SUBJECT—Ross Industrial Oven (Electric, Oil or Gas Fired), approval of.

APPEARANCES—

For Applicant: R. E. Gossett and H. G. Rappolt.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (168-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

May 20, 1948.

RE: CAL. 168-48-SA.

SUBJECT: Ross Industrial Oven, Gas Fired Type MR approval of;

J. O. Ross Engineering Corp., New York City filed, February 10, 1948, an application with the Board of Standards and Appeals for Approval of the Ross Industrial Oven under C26-191.0 and Article 12, Heating appliances Combustion and Chimneys of the Administrative Building Code and the Paint Spraying Rules of the Board adopted under Cal. 353-30-SR.

Description.

This type oven is of the direct fired external heater type which is described by the National Fire Protection Association as an oven having the burners in a combustion chamber effectively separated from the oven chamber and so arranged that the products of combustion are discharged into the oven by a circulating fan or blower.

The oven inclosure is formed by standard 4 inch thick rock wool filled panels of two sheets of No. 20 gauge black sheet steel and the heater enclosure is made of 1/8" steel plate. The roof panels are held in place by pins and are free to lift if there is any internal pressure. Structural steel members as necessary form the frame work for the panels.

The heater equipment consists of Burners, Fans and Safety Controls.

The burners are Maxon Premix Line Burners approved by the Board of Standards and Appeals Cal. No. 203-44-SA. The fans of the fully housed centrifugal type, include a circulating fan and an exhaust fan. The ex-

MINUTES

haust fan takes air from an area in the oven near the entering end where the solvent concentration is greatest and discharges it outdoors. The exhaust fan is sized according to the solvent evaporation, on a basis of 10,000 c.f.m. at 70° per gallon of solvents as required by the Underwriters and Factory Mutual.

About 50 to 75% of the air handled by the circulating fan is taken back for reheating.

The products of combustion form only a very small part, 2 or 3%, of the total circulated air.

The safety controls consist of Wheelco Flame-Otrol; Foxboro Air Operated Type Recorder controller for oven temperature; Foxboro Stabilflo diaphragm valve for precision control; Main Line Solenoid Valves and Maxon Premix Main reset gas shut off valve; Minneapolis Honeywell Pressure Switches, to protect against low pressure or failure of air or gas supplied; Burling Control Switch to protect against excess temperatures and the resulting damage to fan and ducts; Air Flow Switches, for protection against fan failure. A failure of any of these safety devices will interrupt the electrical circuit feeding the gas line shut-off valve, causing it to close. It will remain closed until manually reopened. A time delay relay is used to purge the oven before the heater can be lighted.

The circulating fan causes air turbulence in all parts of the oven and prevents pockets of solvent vapors from forming. The supply fan carries the air to the oven air headers and then discharges it downward thus a blanket of air is discharged along all walls and a uniform heat is maintained. The metal material to be baked is first spray painted and then moves through the oven on a conveyor.

Inspection and Test.

Inspection and Tests were made at the E. A. Laboratory, 696 Myrtle Avenue, Brooklyn, New York, March 29, 1948. Present at the test were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. R. E. Gossit, P. Hoccke and A. J. Mannino representing the applicant. This system was found to operate as designed and to be equipped with safety controls as required by the Rules of the Board.

Recommendation.

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends that approval under C25-191.0 of the Ross Industrial Oven, Gas Fired, provided the oven and appurtenances are installed in accordance with the requirements of Article 12 Administrative Building Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes and Lacquers and other such Flammable surface coatings and the storage of such materials and provided further that a fire screen of 40/40 Humphry-Davies mesh shall be installed totally enclosing the burner flame and far enough away so that the flame will not impinge on it or cause it to heat up to a visible red color. A by-pass can be installed around the burner to prevent too great a reduction in circulating volume and provided further that each oven bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City, under Cal. 168-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

483-48-SA

APPLICANT—N. A. Arvins, for Reliable Products Manufacturing Company, Inc., owner.

SUBJECT—Reliable Viscolator (Paint Preheater), approval of.

APPEARANCES—

For Applicant: N. A. Arvins.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (483-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 17, 1948

Cal. 483-48-SA

Subject: Reliable Viscolator Paint Preheater, Approval of

The Reliable Products Manufacturing Company, Inc., filed May 12, 1948, an application with the Board of Standards and Appeals for approval of the Reliable Viscolator (Paint Preheater) under the provisions of the Paint Varnish and Lacquer Spraying Rules of the Board of Standards and Appeals.

Description

The device consists of a metal cylinder of 14 gauge galvanized iron within which is a conical cylinder into which is submerged a 1,000 to 5,000 watt electric preheater. Surrounding the conical cylinder is a metal coil, which acts as the intake and discharge for the material to be preheated. The cover of the cylinder is of #10 gauge. This electric preheater is manufactured by General Electric and is a copper tube containing suitable electric heating elements.

The device has as an integral part an electric bulls eye to indicate when the electric heater is on or off, and is controlled by a safety switch. A thermometer is provided within the outer chamber. The cover of the preheater contains two columns with gauges or with two metal fill caps and which are used for filling the water into the inner and outer chambers through the covers which are provided with vent holes.

All instruments used for electrical operation are explosion proof. The device will be kept within the distance provided under Rule 4.5.1 so that it may be in or outside of spray booth.

This apparatus is insulated between the outer and inner shell of the jacket with rock wool or false glass.

Water or a chemical with a flash point of 275 deg. F and a high boiling point is heated within the inner chamber. This heats the water in the outer chamber which in turn heats the coil containing the materials to be preheated.

This device is also constructed so that water may be filled in by city water supply through the water columns and since same will be a closed system, relief valves will be provided instead of vent holes as in an open system.

The temperature carried within the inner and outer chambers is from room temperature to about 205 degrees F., and is controlled by safety switches assuring positive control of the electric preheater.

This apparatus is so constructed as to prevent volatile liquids getting in contact with the electric preheater in case of rupture or tube failure thereby eliminating any explosive hazard within the preheater. The apparatus is constructed in three sizes of 7, 15 and 25 gallons per hour capacity.

The controls consist of an explosion-proof electric bulb which lights up when the heater is operating, a

MINUTES

Minneapolis-Honeywell Fanwell or equal thermal switches. The paint enters and leaves the heater at a pressure not exceeding 80 lbs. per sq. in.

Inspection and Test

This device was inspected and tested at 123 DeKalb Avenue, Brooklyn. Present at this inspection were Chief Engineer Leslie V. Huber and J. A. Darts of the Committee on Test and Nat Arvins, representing the applicant. The device functioned as designed.

Recommendations

On the basis of this inspection and test and the data furnished by the applicant the committee on Test recommends the approval of the Reliable Viscolator (Paint Preheater) for use in New York City, when installed and operated in accordance with the report of the Paint, Varnish and Lacquer Spraying Rules of the Board of Standards and Appeals, provided the device bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 483-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

684-48-SM

APPLICANT—Ace Cinder Block Co., owner.
SUBJECT—Ace Cinder Block (concrete building block), approval of.

APPEARANCES—

For Applicant: Frank C. Spinner.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (684-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 16, 1948

Re: Cal. 684-48-SM.

Subject: Ace Cinder Block; approval of.

Ace Cinder Block Co. Brooklyn New York filed July 14, 1948 an application with the Board of Standards and Appeals for approval of the Ace Cinder Block under the provisions of C26-178.0.b. and C26-309.0 Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units. This concern supersedes Victor Mishkin, who had filed Application 110-47-SM, which was withdrawn July 13, 1948, as this application substituted therefor, filed by the present manufacturing company.

Description

The blocks are made in two sizes 8" x 8" x 18" and 4" x 8" x 18" partition and wall blocks and are composed of 1 bag of approved cement, 6 cu. ft. of cinders and 4 gallons of water to a batch. The materials are mixed in a 1 cu. yd. Fabricating Machine Co. Mixer for from five to eight minutes and then formed into blocks in a Graveley Vibrator machine after which they are cured. The blocks have 40% voids.

Inspection and Test

The plant of the applicant at 8310-11th avenue, Brooklyn was inspected by the Committee on Test and blocks identified. Compression and Absorption tests were made on the identified blocks by the New York Testing Laboratories in accordance with the requirements of C26-309.0 Administrative Building Code. The method of test were those prescribed by C26-326.0 of the Code. The results were as follows:

8" x 8" x 18" cinder block average compression load 5 blocks—1004 p. s. i.; absorption 12.3%

4" x 8" x 18" cinder block average compression load 5 blocks—1,374 p. s. i.; absorption 12.4%

Recommendation

On the basis of the foregoing data, and the data supplied by the applicant under Cal. 110-47-SA (withdrawn 7/13/48), the Committee on Test recommends the approval of the Ace Cinder Block Co. Cinder Partition and Wall Blocks, non-load bearing and load bearing, 8" x 8" x 18" and 4" x 8" x 18" as manufactured as herein set forth at the applicant's plant, pursuant to Sect. C26-191.0 for use in load bearing and non-load bearing masonry, as provided in Sub. Art. 4 of Art. 9, Chapter 26, Administrative Building Code.

The approval is recommended on the following conditions:

1. That these units be manufactured according to the same specification as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rules 8.5 be complied with.
5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

The Committee further recommends that the plant of the applicant be re-inspected two months after the date of this resolution.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Recessed at 5:30 P.M., July 27, 1948.

Reconvened at 10:00 A.M., July 28, 1948.

Adjourned: 12:10 P.M., July 28, 1948.

JOSEPH J. DOYLE, Chief Clerk.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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Rules Directory.

Notice of Hearing Calendar.

Corrections affecting Calendar Numbers 492-27-BZ, 771-47-SM and 969-47-SA.

Rules relating to Smoking in Factories, etc.

Notice of Rules and Regulations Filed by the Commissioner of Housing and Buildings relating to the use of Vacant Land for the Parking and Storage of more than Five (5) Motor Vehicles.

Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

THE LIBRARY OF THE PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m. 1948

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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724-48-SM—Durisol Partition Block (non-load bearing fireproof partitions), manufactured by Durisol, Inc., Material.

725-48-BZ—H.B.M.—407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan, Alt. 1292-48.

726-48-BZ—H.B.Bx.—822 Manida street, east side, 213.86 ft. north of Lafayette avenue (Block 2740, Lot 51), Borough of The Bronx, Amendment to Alt. 452-48.

727-48-BZ—H.B.B.—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn, Amendment to Alt. 4502-46.

728-48-A—H.B.B.—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (1st floor); (Block 1867, Lot 78), Borough of Brooklyn, Amendment to Alt. 4502-46.

729-48-A—H.B.B.—745-759 65th street, north side, 200 ft. west of 8th avenue (Block 5821, Lots 54-57), Borough of Brooklyn, Amendment to Alt. 1073-48.

730-48-A—H.B.M.—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan, Alt. 1190-48.

731-48-A—H.B.B.—990 Bedford avenue, west side, 36 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn, Alt. 4054-47.

732-48-A—F.D.—112-20 Beach Channel drive, north side, 705 ft. east of Beach 116th street (1st floor); (Block 598, Lot 281), Rockaway Park, Borough of Queens, Decision re 13819-LC.

733-48-SM—Van-Packer Flue, manufactured by Van-Packer Corp., Material.

734-48-SA—Spacarb Mix-A-Drink, Model 3D50, Appliance.

735-48-SA—Mettler Entrained Combustion Gas Burners and Fan-Air Mechanical Draft Automatic Burners, Appliance.

736-48-SA—Iron Fireman Oil Burner, Type C, Appliance.

737-48-SM—Permalite Plaster (for suspended ceilings), manufactured by Great Lakes Carbon Corp., Material.

738-48-SM—Bovastone Precast Stone Steps, manufactured by Bova Cast Stone Corp., Material.

739-48-BZ—H.B.B.—601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn, Alt. 2014-48.

740-48-BZ—H.B.B.—4406 13th avenue, west side, 40 ft. 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn, N.B. 316-48.

741-48-SA—Majestic 140° F. Petroleum Solvent Cleaning Unit, Appliance.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan; on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsyl-

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vania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-38-A—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn (reopened January 13, 1948).

705-47-A—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn (reopened March 30, 1948).

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

118-48-BZ—Application, February 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

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119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

191-48-BZ—Application, March 5, 1948, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Mae Leonard, owner, to permit in a residence use, F area district, the extension to second floor, using more than the area permitted; premises 424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens.

289-48-BZ—Application, March 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Beekman Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, store and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portions of lot; premises 2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14 to 21, inclusive), Borough of The Bronx.

354-48-BZ—Application, April 19, 1948, under sections 7e and 21 of the zoning resolution of George Raymond Euell, applicant, on behalf of Edward T. McCarrell, owner, to permit in a residence use district, the erection and maintenance of a sales office and the display of grave monuments; premises 288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx.

358-48-BZ—Application, April 20, 1948, under section 21 of the zoning resolution, of Karl F. J. Seifert, applicant, on behalf of 1600-8 Seddon St. Corp., owner (Square Sanitarium, Inc., lessee), to permit in a residence use, D area, and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that permitted without the required set backs and the installation of an elevator exceeding the permitted height; premises 2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600-1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx.

455-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of T. J. Young, for Eggers and Higgins, applicant, on behalf of Long Island College Hospital, owner, to permit in a residence and business, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback; premises 82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

47-26-S—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan (reopened February 25, 1948).

689-48-A—4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangan, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

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513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

897-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station; premises 1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

269-48-BZ—Application, March 25, 1948, under sections 7e and 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Alois Prosser, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard; premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

425-48-BZ—Application, May 11, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 1173 Realty Corp., owner (Bess Morgan, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling (apartments) to class "A" multiple dwelling (apartments) and beauty parlor (hair dressing salon) for a term of two years; premises 1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

489-48-BZ—Application, May 19, 1948, under sections 7c and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

507-48-BZ—Application, May 21, 1948, under sections 7e and 21 of the zoning resolution, of Leonard Schultze, applicant, on behalf of 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee), to permit in a residence use district, the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture; premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

508-48-A—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Bor-

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ough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 23, 1946, as they appeared in Bulletin No. 31, Vol. 31, are hereby corrected to read as follows:

492-27-BZ

APPLICANT—Lama and Proskauer, for Halward Realty Corporation, owner.

SUBJECT—Application reopened January 15, 1946—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline station (previously granted by the Board), to gasoline station, sales, office, lubricatorium, brake testing, wheel aligning and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: G. Goldman, Board of Education, Fred. Dahlem, Dep't of Housing and Buildings and H. Klorfein, Dep't of Parks.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Savage and Blum and Deputy Chief Guinee.. 4
Negative 0

THE RESOLUTION (492-27-BZ)

WHEREAS, this application, affecting premises 1134-1144 East New York avenue, southwest corner of East 98th street (Block No. 4600, Lot No. 7), Borough of Brooklyn, was granted by the Board at its meeting February 28, 1933, on certain conditions, resolution amended May 31, 1933, September 15, 1936, November 8, 1939 and November 26, 1940, and applicant requested a further amendment; and

WHEREAS, this case was reopened by vote of the Board on January 15, 1946 and restored to the calendar, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 23, 1946, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 98th street is in business use, C area and Class 1 height districts; East New York avenue is in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1945, re Alt. Applic. 3441-45, reads:

"1. Existing gasoline station was conditionally approved by the Board of Stds. and Appeals under Cal. 492-27-BZ. Any proposed changes should therefore be submitted for its consideration."

and

WHEREAS, the applicant states that the premises consist of a plot 111 ft. 10 $\frac{5}{8}$ inch frontage by 102 ft. 3 $\frac{3}{8}$ inches in depth, irregular, on which is located a building 110 ft. front by 30 ft. in depth, one story (13 ft. 4 in.) in height; that there is a storeroom in back of building at southwest corner, 10 ft. by 20 ft.; that it is proposed to extend the building along the west lot line 36 ft. by 22 ft. (irregular), one story, approximately 19 ft. in height, to be used as an office; and

WHEREAS, the applicant contends that the premises are presently improved with a one-story building 30 by 110 feet on which is an automobile laundry, lubricatorium, office and brake testing; that on the open area are eight 550 gallon gasoline storage tanks and pumps; that the owners intend to alter the building so as to remove the brake testing equipment and reset same in portion marked "auto laundry" and to construct a new office along the westerly lot line, ap-

proximately 22 by 26 feet to be used in conjunction with the sale of accessories; also to brick up present door leading to present automobile laundry from East 98th street, all as shown on filed plans; that in view of the fact the proposed alteration will in no way alter or affect the existing gasoline service station, the granting of this application is respectfully requested.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 28, 1933, as amended by resolutions adopted through November 26, 1940 to permit the accessory building to be enlarged and the front remodeled, as indicated on plans filed marked "Received February 26, 1946" (3 sheets), *on condition* that the door from the accessory building to East 98th street shall be closed up as proposed; that the curb cuts shall be constructed as previously required, except that they shall not exceed 25 feet in width; that a block of concrete shall be installed at the intersection of East New York avenue and East 98th street for a distance of not less than 5 feet along each building line; that such concrete shall be not less than 12 inches in height and may be segmental in shape; that a similar block shall be installed against the adjoining premises on the westerly lot line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and to the requirements of the resolutions previously adopted; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution; that within 3 months the applicant shall file plans showing pumps relocated for consideration by the Board.

* Correction—The date "December 11, 1945" changed to "February 26, 1946" in line 56 of the resolution.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 9, 1947, as they appeared in Bulletin No. 50, Vol. 32, are hereby corrected to read as follows:

771-47-SM

APPLICANT—Farina Brothers, owner.

SUBJECT—Farina Brothers Cinder and Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Anthony J. Farina.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (771-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 24, 1947

Re: Cal. 771-47-SM

Subject: Farina Bros. Concrete and Cinder Blocks, approval of.

Farina Brothers of Bayonne, New Jersey, filed on August 20, 1947, an application with the Board of Standards and Appeals for approval of their concrete and cinder block under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code.

Description

The blocks are 8" x 8" x 16", partition and wall blocks, both cinder and concrete. The aggregate for the concrete blocks comes to the plant mixed in a proportion of 50% sand and 50% gravel and the proportion for the concrete blocks is one part cement and 4 parts of mixed aggregates. Jersey City water is used.

MINUTES

The cinder blocks are in the same proportions. The ingredients are placed in a 28 cubic ft. Stearns mixer and made in a E. B. Kelley Tamper and are cured in hot dry air for 16 hours, then stacked in the open air.

Inspection and Test

The plant of the applicant at 171 West 53rd Street, Bayonne, New Jersey, was inspected on October 8, 1947, by Commissioner E. W. Kleinert and J. A. Darts, of the Engineering Division, representing the Board and Mr. B. Farina representing the applicant. Blocks were identified and marked. Compression and absorption tests were made at the Robert W. Hunt Company Testing Laboratory in the presence of J. A. Darts in accordance with the requirements of C26-309.0 Administrative Building Code. The methods of test were those prescribed in C26-326.0 of the Code.

The results were as follows:

8" x 8" x 16" Hollow cinder block, load bearing, 127.0 sq. in. in area, average of 5 blocks.

Average compression load of 5 specimens 727 p.s.i.

Absorption equals 12.54%.

8" x 8" x 16" hollow concrete block, load bearing, 127.0 sq. in. in area, average of 5 blocks.

Average compression load 5 specimens 942 p.s.i.

Absorption 5.8%.

Recommendations

On the basis of the foregoing data the Committee on Test recommends the approval of Farina Bros. concrete and cinder block, load bearing 8" x 8" x 16", as manufactured as herein set forth at the applicants plant, pursuant to Section C26-191.0 for use in load bearing and non-load bearing masonry, as provided in Subarticle 4 of Art. 9 of Chapter 26, Administrative Building Code. The recommendation is based on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1, 8.2 and 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of drawings showing the manufacturers distinguishing mark and its method of application with the additional marks required by Rule 8.4 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of each size of blocks described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

* Correction—The Report of the Committee on Test under the heading of *Recommendations*, subdivision No. 5, is corrected to read as printed above.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 13, 1948, as they appeared in Bulletin No. 16, Vol. 33, are hereby corrected to read as follows:

969-47-SA

APPLICANT—Chrysler Corporation (Airtemp Division), owner.

SUBJECT—Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8; Stokal Stoker Oil Fired Vaporizing Furnace, Models 801 and 803 and Viking Manufacturing Co. Oil Fired Vaporizing Furnace, Models OF-5 and OF-10, approval of.

APPEARANCES—

For Applicant: F. D. Halama.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (969-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

March 8, 1948.

Re: Cal. 969-47-SA.

Subject: Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6, EO-8, and to permit marketing under names Stokal Stoker 801 and 803 and Viking Manufacturing Company's OF-5 and OF-10, approval of.

The Airtemp Division of the Chrysler Corporation filed November 5, 1947, an application with the Board of Standards and Appeals for approval of the Chrysler Airtemp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8, and as Stokal Stoker 801 and 803 and as Viking Manufacturing Company's OF-5 and OF-10 under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These models are natural and mechanical draft vaporizing type oil burners mounted in a special airtemp warm air furnace. Oil is supplied to the burner from a gravity feed tank through a Detroit Lubricator constant level valve, this valve is an integral part of the oil burning unit. Ignition is effected by match or taper. The basic differences between the EO-6 and the EO-8 is the BTU output which is 50,000 BTU's per hour for the EO-6 and 56,000 BTU's per hour for the EO-8 and in the EO-8 there is a blower, driven by a V-Belt off a small motor, which circulates the warm air through the house whereas in the EO-6 the air is circulated by the simple action of the warm air rising. The jacket of the furnace is of #20 gauge steel. The furnace shell is of #16 gauge steel and the furnace is insulated with 1/8" asbestos mill board.

Inspection and Test

A model EO-6 was inspected and tested February 8, 1948. Present at the test were Chief Engineer L. V. Huber and Mr. J. A. Darts, Engineering Division, Committee on Test and Messrs. Halama and Roche representing the applicant. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to operate properly as designed with no flare backs or unusual carbon deposits.

MINUTES

With a stack temperature of 450 deg. F. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Chrysler Air Temp Oil Fired Vaporizing Furnace, Models EO-6 and EO-8, and further recommends that permission be granted to market them under the trade names: Stokal Stoker 801 and 803 and Viking Manufacturing Company OF-5 and OF-10 for domestic installation with fuel oil not heavier than #2 U. S. Department of Commerce standards when installed in accordance with this report and the Oil Burner Rules of the Board, provided the burners have a label permanently affixed reading: "Approved by the Board

of Standards and Appeals for Use in New York City under Cal. 969-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

* Correction—The Model No. "EO-8" changed to "EO-6" in the 12 line of the Report of Committee on Test, under the heading of *Description*.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

NOTICE

The following is published for general information.

RULES AND REGULATIONS FILED BY THE COMMISSIONER OF HOUSING AND BUILDINGS IN THE OFFICE OF THE CITY CLERK ON MAY 6, 1948.

(Published in THE CITY RECORD, pursuant to subdivision b of Section 885 of the New York City Charter.)

*Administrative Code § 982-8.0 "Judicial Notice—*a. *All courts shall take judicial notice * * * of all rules and regulations adopted pursuant to law.*

*b. * * * the compilations of rules and regulations published pursuant to section eight hundred eighty-five of the Charter shall be prima facie evidence in all courts of the authenticity of the provisions contained herein."*

DEPARTMENT OF HOUSING AND BUILDINGS

Rules and Regulations Relating to the Use of Vacant Land for the Parking and Storage of Motor Vehicles

By virtue of the authority vested in the Commissioner of Housing and Buildings under the resolution adopted by the Board of Estimate on April 22, 1948, amending Article V, Section 23, of the Zoning Resolution, and pursuant to the provisions of Section 885 of the New York City Charter, the following Rules and Regulations are hereby promulgated to become effective May 13, 1948.

Rules and Regulations Relating to the Use of Vacant Land for the Parking and Storage of More Than Five (5) Motor Vehicles in Business, Business-1, Retail and Retail-1 Use Districts.

1. Filing of Plans and Applications; Certificate of Occupancy

a. Before a premises located within Business, Business-1, Retail or Retail-1 use districts is occupied for parking or storage of more than five (5) motor vehicles, plans or diagrams and application shall be filed with the Department of Housing and Buildings by the owner, lessee or operator of such premises and a certificate of occupancy obtained from the Department. Application shall be made on forms furnished by the Department.

b. All such premises now operated as parking or storage lots under temporary approvals based upon variations granted by the Board of Standards and Appeals must be approved by the Department of Housing and Buildings on or before the expiration date of such approval; an applicant desiring to continue the use of such premises may continue to operate under the conditions imposed by the Board at the time the last variance was granted, unless otherwise permitted by the Commissioner.

2. Details of Plans and Specifications

An application for a parking lot shall be accompanied by a plan showing: (a) dimensions of the plot and its location in relation to adjoining streets; (b) any structure existing or to be erected upon the plot; (c) the relative elevations of parking area, curbs and adjoining yards or courts; (d) the nature of the walls of adjoining structures, if any, i.e., whether masonry, frame, metal, etc.; (e) retaining walls to be built; (f) retaining walls and open spaces, if any, on adjoining premises; (g) existing curb cuts and fences. The applicant shall also submit such other information as may be requested by the Commissioner.

3. Drop Curb Permit; Curb Cuts

a. To insure the protection of the public health, safety and general welfare, particularly of school children, no drop curb permit shall be issued for a parking lot in proximity to a school.

A drop curb permit will not be issued for a parking lot if any vehicular entrance to or exit from such premises is on the same side of a street between two intersecting streets on which side there exists an entrance to or exit from a public school, and in no case within two hundred (200) feet from the nearest entrance to or exit from such school, but this prohibition shall not apply beyond nine hundred (900) feet measured in a straight line. "School" as used in this section shall mean a school maintained by an established religious group or schools registered under regulations prescribed by the Board of Regents, in addition to schools maintained by the public school authorities.

b. There shall be not more than two curb cuts on any street frontage except that where a street frontage exceeds one hundred (100) feet, there may be an additional curb cut for each fifty (50) feet of frontage.

c. No certificate of occupancy shall be issued for a parking lot for which a drop curb permit has not been issued.

4. Fencing or Enclosure

a. The premises shall have an enclosure on all interior lot lines and on street lines consisting of a substantial woven wire fence, iron picket fence or masonry wall. A wood fence or railing may be accepted at the discretion of the Commissioner in sparsely settled areas or outlying sections of the City. All enclosures shall be substantial and at least four (4) feet high but may be omitted in cases where masonry walls of adjoining buildings abut the parking space, or where they would restrict the efficient operation of the parking space.

b. The only openings permitted in these enclosures shall be the vehicular entrance or exit on the street front or fronts; vehicular openings shall be not less than eight (8) nor more than fourteen (14) feet wide.

5. Protection of Adjoining Property or Walls

a. Where a frame structure abuts, or is within three (3) feet of a parking lot, there shall be provided on the parking lot a bumper so situated that there will be maintained between any automobile on the parking lot and the common lot line an aisle or space at least three (3) feet in width.

b. There shall be a substantial bumper of masonry, steel or timber, placed near all interior lot lines to protect every structure abutting the parking lot. Where yards, courts or other open spaces abut and are lower than the parking area, the bumper shall be so secure and so situated as to prevent any vehicle from running over to such lower yard, court or other open space.

6. Surfacing and Drainage

a. Parking lots shall be graded to an approximately level surface and maintained so that no drainage will flow onto adjoining property or the sidewalk. Parking lots shall be surfaced with steam cinders or gravel, rolled or compacted, with a suitable binder to prevent the raising of dust, or be surfaced with any suitable material which will accomplish the same purpose.

b. When the material used for surfacing is impervious to water, suitable means shall be provided to dispose of drainage as required by the Administrative Code.

c. The entrance or exit driveways between the curb line and the parking lot shall be paved in accordance with specifications of the Borough President's office, and in cases where there are no sidewalks, the surfacing of these driveways shall, at the discretion of the Commissioner, be such

NOTICE

material as described in subdivision "a" of this section. The width of the paved driveway shall be the width of the curb cut plus the splays.

7. Shelter for Attendants

a. An office or shelter may be provided for the attendant of a parking lot and such structure shall be built in accordance with the applicable laws but, at the discretion of the Commissioner, a permit for a wood frame structure may be issued, revocable at his will.

b. The wood structure, if permitted, shall not exceed one hundred (100) square feet in area, shall be not more than ten (10) feet in height and shall be placed at least four (4) feet from all interior lot lines; this wood structure shall not be used for the sale of merchandise.

8. Signs

A sign which does not comply with all the requirements of the Administrative Code and the Zoning Resolution shall not be erected or maintained. Signs which may be erected shall be made secure, neatly lettered and properly maintained.

9. Illumination

Parking lots which are to be operated after daylight hours shall be adequately illuminated, and the minimum illumination shall be one-tenth (1/10) of one (1) watt per square foot of parking area, distributed over the entire area. Lights shall be provided with reflectors arranged so that the illumination is directed downward and away from adjacent buildings. Flood lights may also be used on premises where such flood lights do not interfere with the comfort of adjacent residents.

10. Occupancy, Maintenance and Cleanliness

a. A parking lot shall be occupied and used only for the purpose stated on the certificate of occupancy; no other use, occupancy or service shall be conducted on the premises.

b. A copy of the certificate of occupancy shall be posted

and maintained under glass in the attendant's shelter on every parking lot. A copy of the plan or diagram approved by the Department shall also be kept on the premises.

c. Space used for parking shall be entirely within the lot lines of the premises; no car shall encroach upon the sidewalk. Where a zoning restriction limits parking to a portion of a plot, the limit of the parking area shall be defined by a fence, wall, railing, or hedgerow erected and maintained to the satisfaction of the Commissioner.

d. Where, in the opinion of the Commissioner, it is desirable to maintain the character of a neighborhood, suitable shrubbery or architectural treatment such as latticework or masonry wall shall be placed as determined by the Commissioner.

e. Every parking lot shall be maintained in a clean and sanitary condition. The accumulation of rubbish or the storage of any kind of junk or waste is prohibited. Where a wood frame shelter, wood fence or railing are permitted, they shall be painted periodically in a neat, workmanlike manner and shall be properly maintained.

f. Sufficient aisle space shall be provided to enable firemen to reach any parked car with fire hose and hook.

11. Exceptions

Where strict compliance with any of these rules and regulations will create unnecessary hardship or will serve no useful purpose, the Commissioner may modify any part of these rules and regulations in a specific case, if in his opinion the public health, safety and general welfare will not be endangered thereby, and such modification is in conformity with the general purpose and intent of these rules and regulations.

Note: Before any business is conducted on any premises coming within the purview of these regulations, the person conducting or maintaining the business shall obtain a license from the Commissioner of Licenses as required by Section B32-251.0 of the Administrative Code.

BERNARD J. GILLROY, Commissioner.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 3, 1939, EFFECTIVE IN ACCORDANCE WITH SECTION 666, PARAGRAPH 2, OF THE NEW YORK CITY CHARTER, FEBRUARY 27, 1939, AS AMENDED DECEMBER 4, 1942, EFFECTIVE DECEMBER 28, 1942, AS AMENDED SEPTEMBER 10, 1946, EFFECTIVE OCTOBER 7, 1946 AND AS AMENDED ON FEBRUARY 10, 1948, EFFECTIVE MARCH 8, 1948.

(835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connection to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus.

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building, New York City.

Vol. XXXIII	Subscription \$5.00 a year	September 7, 1948	Single Copies, 10 cents By Mail, 15 cents	No. 36
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Rules Directory.

Notice of Hearing Calendar.

Notice of Rules and Regulations Filed by the Commissioner of Housing and Buildings relating to the use of Vacant Land for the Parking and Storage of more than Five (5) Motor Vehicles.

NOTICE

Commencing July 1, 1948, the subscription price of the Bulletin will be \$5.00 per year, payable in advance and single copies will be ten cents at the office of the Board and fifteen cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed Up to August 31, 1948

Cal. No. Dept. Premises Affected
742-48-SM—Elkhart Nozzle, Spray Type Adjustable 1½ in. size, Model 205, manufactured by Elkhart Brass Manufacturing Co., Material.

743-48-A—H.B.M.—97-111 10th avenue, 500-528 West 17th street, southwest corner and 501-521 West 16th street, northeast corner of 11th avenue (Block 688, Lot 21), Borough of Manhattan, D.C. 1416-48.

744-48-BZ—H.B.R.—334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond, Amendment to N.B. 219-48.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx, Alt. 421-48 (under section 35, General City Law re bed of mapped street—proposed widening of Mickle avenue).

746-48-A—F.D.—1612-1616 Broadway, southwest corner of Macon street (Block 1499, Lot 1), Borough of Brooklyn, 22597-LF and Decision.

747-48-BZ—H.B.B.—6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn, Alt. 682-48.

748-48-SA—Power Oil Burner, Appliance.

749-48-A—F.D.—46-06 to 46-10 Queens boulevard, west side, 56 ft. south of Bliss street (cellar); (Block 152, Lot 5), Woodside, Borough of Queens, 20061-LF and Decision.

750-48-A—F.D.—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn, 22652-F and Decision.

751-48-A—H.B.B.—65-81 Willoughby street and 127 Lawrence street, northeast corner (Block 148, Lot 46), Borough of Brooklyn. Alt. 1643-48.

752-48-SM—Concord Certified Aluminum Sash Putty, manufactured by Concord Paint Co., Inc., Material.

753-48-BZ—H.B.Q.—32-14 Astoria boulevard and 25-10 33rd street, southwest corner (Block 620, Lot 78), Astoria, Borough of Queens, Alt. 197-47.

754-48-A—H.B.M.—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan, Alt. 842-48.

755-48-BZ—H.B.B.—312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn, N.B. 656-48.

756-48-A—H.B.M.—319 East 26th street, north side, 275 ft. east of 2nd avenue (Block 932, Lot 13), Borough of Manhattan, B.N. 1862-48.

757-48-SA—Harvey Model SH-1 and SH-2, Oil Burner, Appliance.

758-48-SM—S.C.G. Cinder and Concrete Blocks, manufactured by Shorey C. Guess, Material.

759-48-A—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx, (under section 35, General City Law re bed of mapped street), Amendment to Alt. 405-48.

760-48-A—F.D.—58-84 Maspeth avenue, south side, 107.60 ft. west of 59th street (Block 2674, Lot 63), Maspeth, Borough of Queens, 15624-LC and Decision.

761-48-BZ—H.B.B.—332 Coney Island avenue (322 displayed) and 90 Caton place (86 displayed), southwest corner (Block 5322, part of Lot 51), Borough of Brooklyn, Alt. 1316-48.

762-48-BZ-H.B.Q.—223-18 to 223-28 Union Turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens, N.B. 3847-48.

763-48-SA—Westinghouse Electric Corporation Beverage Dispenser, Models VA-10 and V-4, Appliance.

764-48-A—H.B.M.—32 West 28th street, south side, 137 ft. west of Broadway (3rd, 4th and 5th floors); (Block 829, Lot 62), Borough of Manhattan, Amendment to Alt. 262-45.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
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Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles

to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-38-A—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn (reopened January 13, 1948).

705-47-A—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn (reopened March 30, 1948).

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

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82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubricatorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

118-48-BZ—Application, February 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

191-48-BZ—Application, March 5, 1948, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Mae Leonard, owner, to permit in a residence use, F area district, the extension to second floor, using more than the area permitted; premises 424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens.

289-48-BZ—Application, March 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Beekman Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubricatorium, store and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portions of lot; premises 2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14 to 21, inclusive), Borough of The Bronx.

354-48-BZ—Application, April 19, 1948, under sections 7e and 21 of the zoning resolution of George Raymond Euell, applicant, on behalf of Edward T. McCarrell, owner, to permit in a residence use district, the erection and maintenance of a sales office and the display of grave monuments; premises 288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx.

358-48-BZ—Application, April 20, 1948, under section 21 of the zoning resolution, of Karl F. J. Seifert, applicant, on behalf of 1600-8 Seddon St. Corp., owner (Square Sanitarium, Inc., lessee), to permit in a residence use, D area, and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that permitted without the required set backs and the installation of an elevator exceeding the permitted height; premises 2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600-1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx.

455-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of T. J. Young, for Eggers and Higgins, applicant, on behalf of Long Island College Hospital, owner, to permit in a residence and business, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback; premises 82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

47-26-S—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan (reopened February 25, 1948).

689-48-A—4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangin, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

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512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

897-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station; premises 1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

269-48-BZ—Application, March 25, 1948, under sections 7e and 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Alois Prosser, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard; premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

425-48-BZ—Application, May 11, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 1173 Realty Corp., owner (Bess Morgan, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling (apartments) to class "A" multiple dwelling (apartments) and beauty parlor (hair dressing salon) for a term of two years; premises 1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

489-48-BZ—Application, May 19, 1948, under sections 7c and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

507-48-BZ—Application, May 21, 1948, under sections 7e and 21 of the zoning resolution, of Leonard Schultze, applicant, on behalf of 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee), to permit in a residence use district, the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture; premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

508-48-A—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laun-

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dry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOTICE

The following is published for general information.

RULES AND REGULATIONS FILED BY THE COMMISSIONER OF HOUSING AND BUILDINGS IN THE OFFICE OF THE CITY CLERK ON MAY 6, 1948.

(Published in THE CITY RECORD, pursuant to subdivision b of Section 885 of the New York City Charter.)

*Administrative Code § 982-8.0 "Judicial Notice—*a. *All courts shall take judicial notice * * * of all rules and regulations adopted pursuant to law.*

*b. * * * the compilations of rules and regulations published pursuant to section eight hundred eighty-five of the Charter shall be prima facie evidence in all courts of the authenticity of the provisions contained herein."*

DEPARTMENT OF HOUSING AND BUILDINGS

Rules and Regulations Relating to the Use of Vacant Land for the Parking and Storage of Motor Vehicles

By virtue of the authority vested in the Commissioner of Housing and Buildings under the resolution adopted by the Board of Estimate on April 22, 1948, amending Article V, Section 23, of the Zoning Resolution, and pursuant to the provisions of Section 885 of the New York City Charter, the following Rules and Regulations are hereby promulgated to become effective May 13, 1948.

Rules and Regulations Relating to the Use of Vacant Land for the Parking and Storage of More Than Five (5) Motor Vehicles in Business, Business-1, Retail and Retail-1 Use Districts.

1. Filing of Plans and Applications; Certificate of Occupancy

a. Before a premises located within Business, Business-1, Retail or Retail-1 use districts is occupied for parking or storage of more than five (5) motor vehicles, plans or diagrams and application shall be filed with the Department of Housing and Buildings by the owner, lessee or operator of such premises and a certificate of occupancy obtained from the Department. Application shall be made on forms furnished by the Department.

b. All such premises now operated as parking or storage lots under temporary approvals based upon variations granted by the Board of Standards and Appeals must be approved by the Department of Housing and Buildings on or before the expiration date of such approval; an applicant desiring to continue the use of such premises may continue to operate under the conditions imposed by the Board at the time the last variance was granted, unless otherwise permitted by the Commissioner.

2. Details of Plans and Specifications

An application for a parking lot shall be accompanied by a plan showing: (a) dimensions of the plot and its location in relation to adjoining streets; (b) any structure existing or to be erected upon the plot; (c) the relative elevations of parking area, curbs and adjoining yards or courts; (d) the nature of the walls of adjoining structures, if any, i.e., whether masonry, frame, metal, etc.; (e) retaining walls to be built; (f) retaining walls and open spaces, if any, on adjoining premises; (g) existing curb cuts and fences. The applicant shall also submit such other information as may be requested by the Commissioner.

3. Drop Curb Permit; Curb Cuts

a. To insure the protection of the public health, safety and general welfare, particularly of school children, no drop curb permit shall be issued for a parking lot in proximity to a school.

A drop curb permit will not be issued for a parking lot if any vehicular entrance to or exit from such premises is on the same side of a street between two intersecting streets on which side there exists an entrance to or exit from a public school, and in no case within two hundred (200) feet from the nearest entrance to or exit from such school, but this prohibition shall not apply beyond nine hundred (900) feet measured in a straight line. "School" as used in this section shall mean a school maintained by an established religious group or schools registered under regulations prescribed by the Board of Regents, in addition to schools maintained by the public school authorities.

b. There shall be not more than two curb cuts on any street frontage except that where a street frontage exceeds one hundred (100) feet, there may be an additional curb cut for each fifty (50) feet of frontage.

c. No certificate of occupancy shall be issued for a parking lot for which a drop curb permit has not been issued.

4. Fencing or Enclosure

a. The premises shall have an enclosure on all interior lot lines and on street lines consisting of a substantial woven wire fence, iron picket fence or masonry wall. A wood fence or railing may be accepted at the discretion of the Commissioner in sparsely settled areas or outlying sections of the City. All enclosures shall be substantial and at least four (4) feet high but may be omitted in cases where masonry walls of adjoining buildings abut the parking space, or where they would restrict the efficient operation of the parking space.

b. The only openings permitted in these enclosures shall be the vehicular entrance or exit on the street front or fronts; vehicular openings shall be not less than eight (8) nor more than fourteen (14) feet wide.

5. Protection of Adjoining Property or Walls

a. Where a frame structure abuts, or is within three (3) feet of a parking lot, there shall be provided on the parking lot a bumper so situated that there will be maintained between any automobile on the parking lot and the common lot line an aisle or space at least three (3) feet in width.

b. There shall be a substantial bumper of masonry, steel or timber, placed near all interior lot lines to protect every structure abutting the parking lot. Where yards, courts or other open spaces abut and are lower than the parking area, the bumper shall be so secure and so situated as to prevent any vehicle from running over to such lower yard, court or other open space.

6. Surfacing and Drainage

a. Parking lots shall be graded to an approximately level surface and maintained so that no drainage will flow onto adjoining property or the sidewalk. Parking lots shall be surfaced with steam cinders or gravel, rolled or compacted, with a suitable binder to prevent the raising of dust, or be surfaced with any suitable material which will accomplish the same purpose.

b. When the material used for surfacing is impervious to water, suitable means shall be provided to dispose of drainage as required by the Administrative Code.

c. The entrance or exit driveways between the curb line and the parking lot shall be paved in accordance with specifications of the Borough President's office, and in cases where there are no sidewalks, the surfacing of these driveways shall, at the discretion of the Commissioner, be such

NOTICE

material as described in subdivision "a" of this section. The width of the paved driveway shall be the width of the curb cut plus the splays.

7. Shelter for Attendants

a. An office or shelter may be provided for the attendant of a parking lot and such structure shall be built in accordance with the applicable laws but, at the discretion of the Commissioner, a permit for a wood frame structure may be issued, revocable at his will.

b. The wood structure, if permitted, shall not exceed one hundred (100) square feet in area, shall be not more than ten (10) feet in height and shall be placed at least four (4) feet from all interior lot lines; this wood structure shall not be used for the sale of merchandise.

8. Signs

A sign which does not comply with all the requirements of the Administrative Code and the Zoning Resolution shall not be erected or maintained. Signs which may be erected shall be made secure, neatly lettered and properly maintained.

9. Illumination

Parking lots which are to be operated after daylight hours shall be adequately illuminated, and the minimum illumination shall be one-tenth (1/10) of one (1) watt per square foot of parking area, distributed over the entire area. Lights shall be provided with reflectors arranged so that the illumination is directed downward and away from adjacent buildings. Flood lights may also be used on premises where such flood lights do not interfere with the comfort of adjacent residents.

10. Occupancy, Maintenance and Cleanliness

a. A parking lot shall be occupied and used only for the purpose stated on the certificate of occupancy; no other use, occupancy or service shall be conducted on the premises.

b. A copy of the certificate of occupancy shall be posted

and maintained under glass in the attendant's shelter on every parking lot. A copy of the plan or diagram approved by the Department shall also be kept on the premises.

c. Space used for parking shall be entirely within the lot lines of the premises; no car shall encroach upon the sidewalk. Where a zoning restriction limits parking to a portion of a plot, the limit of the parking area shall be defined by a fence, wall, railing, or hedgerow erected and maintained to the satisfaction of the Commissioner.

d. Where, in the opinion of the Commissioner, it is desirable to maintain the character of a neighborhood, suitable shrubbery or architectural treatment such as latticework or masonry wall shall be placed as determined by the Commissioner.

e. Every parking lot shall be maintained in a clean and sanitary condition. The accumulation of rubbish or the storage of any kind of junk or waste is prohibited. Where a wood frame shelter, wood fence or railing are permitted, they shall be painted periodically in a neat, workmanlike manner and shall be properly maintained.

f. Sufficient aisle space shall be provided to enable firemen to reach any parked car with fire hose and hook.

11. Exceptions

Where strict compliance with any of these rules and regulations will create unnecessary hardship or will serve no useful purpose, the Commissioner may modify any part of these rules and regulations in a specific case, if in his opinion the public health, safety and general welfare will not be endangered thereby, and such modification is in conformity with the general purpose and intent of these rules and regulations.

Note: Before any business is conducted on any premises coming within the purview of these regulations, the person conducting or maintaining the business shall obtain a license from the Commissioner of Licenses as required by Section B32-251.0 of the Administrative Code.

BERNARD J. GILLROY, Commissioner.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS •

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Oil Burner Rules.

PETITIONS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 21, 1948, copy of petition and order of certiorari was served on the board by David Jacobson (owner) and Sterling Box & Lumber Co., Inc. (lessee), in re decision of the board on June 15, 1948, granting the appeal, revoking Certificate of Occupancy No. 116040-46, as being improperly issued against N.B. Application 7359-21; Cal. No. 227-48-A, premises: 465 Sterling place, north side, 78 ft. 3 in. east of Washington avenue (Block 1167, Lot 78), Borough of Brooklyn.

On July 29, 1948, copy of order to show cause and petition was served on the board by Joseph S. Wohl, attorney for Famous Realty, Inc., owner, in re decision of the board on June 8, 1948, denying the appeal from an order of the fire commissioner, Cal. No. 276-48-A, affecting premises Pier 2, East River, Brooklyn and Cal. No. 278-48-A, affecting premises Pier 3, East River, Brooklyn.

On August 4, 1948, copy of petition and order of certiorari was served on the board by Count & Picket, attorneys for Henry Smith and Irving Brodsky (Tupton Associates), owners, in re decision of the Board on June 29, 1948, denying application, under section 7c and 21 of the building zone resolution, to permit the erection and maintenance of a business building (stores) extending from a business use to a residence use district and using more than area permitted in residence district; Cal. No. 239-48-BZ; premises 1105-1109 Third Avenue and 200-204 East 65th Street, Borough of Manhattan.

On August 18, 1948, copy of petition and order of certiorari was served on the board by Thomas E. Huser, attorney for Brundell Realty Corp., objector, in re decision of the board on July 13, 1948, in granting a variance, under section 7e of the zoning resolution, to permit the erection of an illuminated advertising sign in a residence use district; Cal. No. 155-48-BZ; premises: 120-122 East 86th street, south side, 118 ft. 4 in. west of Lexington Avenue, Borough of Manhattan; and also in connection with Cal. No. 652-48-A, affecting the same premises in re decision of the board rendered July 13, 1948, denying an appeal to revoke certificate of occupancy No. 17449-31 and Applic. No. 1568-30.

On August 23, 1948, copy of petition and order of certiorari was served on the board by Abram Shlefstein, attorney for objector, Helen Eckerman, in re decision of the board on July 27, 1948, denying the application for reopening in re Cal. No. 721-41-BZ, Vol. 3, premises: 260-01 to 260-09 Horace Harding Boulevard, Little Neck, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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- | Cal. No. | Dept. | Premises Affected |
|-----------|---------|--|
| 765-48-BZ | H.B.Q. | 36-12 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner (Block 308, part of Lot 1), Edgemere, Borough of Queens, Misc. 5678-48. |
| 766-48-BZ | H.B.B. | 6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn, N.B. 394-48. |
| 767-48-A | H.B.Bx. | 3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx, Revocation of Certificate of Occupancy 1055-29. |
| 768-48-A | H.B.M. | 35-39 Broadway, south side, 71 ft. 4 in. east of Morris street and 11-15 Trinity place (7th floor); (Block 20, Lot 4), Borough of Manhattan, Amendment to BN—2429-48. |
| 769-48-SA | | Gross Pressure Filter, Model A (dry cleaning equipment), Appliance. |
| 770-48-BZ | H.B.M. | 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan, Amendment to Alt. 825-48. |
| 771-48-A | H.B.M. | 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan, Amendment to Alt. 825-48. |
| 772-48-BZ | H.B.B. | 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn, Alt. 2274-48. |
| 773-48-BZ | H.B.Q. | 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens, N.B. 276-48. |
| 774-48-A | H.B.B. | 261-291 Atlantic avenue, north side, 88-92 Smith street, 252-280 State street, entire block bounded by Atlantic avenue, State street, Smith street and Boerum place (Block 175, Lots 1 and 5-37, inclusive), N.B. 1108-48. |
| 775-48-BZ | H.B.Bx. | 3886-3896 Sedgwick avenue, south side, 25.54 ft. west of Stevenson place (Block 3246, Lots 81 and 83), Borough of The Bronx, N.B. 504-48. |

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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| Carbon Dioxide Liquefier, Rules | Mar. 18, 1947—Vol. 32, No. 11 |
| Certificate of Occupancy, approved form | Dec. 28, 1943—Vol. 28, No. 52A |

Last Publication in Bulletin

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| Concrete Flat Slabs, Rules | July 13, 1937—Vol. 22, No. 28 |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of | June 10, 1947—Vol. 32, No. 23 |
| Concrete Rules (Hydrated Lime) | Aug. 3, 1937—Vol. 22, No. 31 |
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| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) | Sept. 3, 1946—Vol. 31, No. 36 |

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

1167-40-BZ—Application of Lama and Proskauer, applicants, on behalf of Stelco Realty Corp., owner (Stevens Radio Laboratories, lessee), reopened December 16, 1947, under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom, auto radio repair shop and storage of electrical appliances; premises 50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and

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business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

118-48-BZ—Application, February 13, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

191-48-BZ—Application, March 5, 1948, under section 21 of the zoning resolution, of Gabriel Nathan, applicant, on behalf of Mae Leonard, owner, to permit in a residence use, F area district, the extension to second

floor, using more than the area permitted; premises 424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens.

289-48-BZ—Application, March 4, 1948, under sections 7f, 7i and 21 of the zoning resolution, of George Raymond Euell, applicant, on behalf of Beekman Estates, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, store and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portions of lot; premises 2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14 to 21, inclusive), Borough of The Bronx.

354-48-BZ—Application, April 19, 1948, under sections 7e and 21 of the zoning resolution of George Raymond Euell, applicant, on behalf of Edward T. McCarrell, owner, to permit in a residence use district, the erection and maintenance of a sales office and the display of grave monuments; premises 288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx.

358-48-BZ—Application, April 20, 1948, under section 21 of the zoning resolution, of Karl F. J. Seifert, applicant, on behalf of 1600-8 Seddon St. Corp., owner (Square Sanitarium, Inc., lessee), to permit in a residence use, D area, and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that permitted without the required set backs and the installation of an elevator exceeding the permitted height; premises 2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600-1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx.

455-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of T. J. Young, for Eggers and Higgins, applicant, on behalf of Long Island College Hospital, owner, to permit in a residence and business, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback; premises 82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn.

611-48-A—245-01 to 247-15 Union turnpike, north side, from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499, inclusive, all Lots), Bellerose, Borough of Queens.

596-48-A—37-05 to 37-25 64th street, southeast corner of 37th avenue and east side, of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side, of 64th street, 100 and 200 ft. south of 37th avenue (Block E-Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-Block 1204, Lot 1), Woodside, Borough of Queens.

597-48-A—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); east side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

598-48-A—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Woodside, Borough of Queens.

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263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

418-38-A—210-216 Taaffe place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn (reopened January 13, 1948).

705-47-A—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn (reopened March 30, 1948).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

660-48-A—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

685-48-A—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

47-26-S—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan (reopened February 25, 1948).

689-48-A—4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn.

712-48-A—2236 East 27th street, west side, 274.5 ft. south of Avenue V (1st floor); (Block 7384, Lot 20), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 21, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangan, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage;

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premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

897-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station; premises 1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

269-48-BZ—Application, March 25, 1948, under sections 7e and 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Alois Prosser, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four

motor vehicles, without the required rear yard; premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

425-48-BZ—Application, May 11, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 1173 Realty Corp., owner (Bess Morgan, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling (apartments) to class "A" multiple dwelling (apartments) and beauty parlor (hair dressing salon) for a term of two years; premises 1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

489-48-BZ—Application, May 19, 1948, under sections 7e and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

507-48-BZ—Application, May 21, 1948, under sections 7c and 21 of the zoning resolution, of Leonard Schultze, applicant, on behalf of 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee), to permit in a residence use district, the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture; premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

508-48-A—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

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SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 21, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

761-47-A—48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens (reopened June 29, 1948).

612-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

653-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 28, 1948, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

38-46-BZ—Application of Siegel and Green, applicants, on behalf of Park Plains, Inc., Broad Hill, Inc., Samuel Fine and Jacob Aisenberg, Park Center Realty Corp., owners, reopened July 20, 1948—previously withdrawn under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted; premises 1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

252-47-BZ—Application of Harry M. Prince, applicant, on behalf of 23rd Street Associates, Inc., owner (La-Raine Construction Corp., lessee), reopened June 29, 1948, under section 7b of the zoning resolution, to permit in the residence use district portion of the cellar and first floor, the change in occupancy from auditorium to business use (display); premises 208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan.

143-48-BZ—Application, February 19, 1948, under sections 7e and 21 of the zoning resolution, of Thomas M. Briody, applicant and owner, to permit in a residence and business use, D and F area district, the erection and maintenance of a building to be used as a store and dwellings, without the required side yard in the F area district portion of the lot, and using more than the permitted area in the D and F area district portions of the lot; premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens.

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

447-48-BZ—Application, May 17, 1948, under section 7e of the zoning resolution, of Bryce Rea, applicant and owner, to permit in a residence and local retail use district, the sale and display of more than five used motor vehicles; premises 233-20 Northern boulevard,

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southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens.

479-48-BZ—Application, May 24, 1948, under sections 7f and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Betty H. Ossip, owner, to permit in a residence and business use, D area district, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, using more than the area permitted; premises 65-89 Austin street and 94-01 to 94-11 66th avenue, northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens.

522-48-BZ—Application, June 2, 1948, under section 7c of the zoning resolution, of Burke, Morrison and Green, applicant on behalf of Brentwill Corp., owner (Queens Petroleum Co., Inc., lessee), to permit in a residence use district, the extension to existing one story garage to be used for owners' five trucks; premises 93-01 to 93-11 170th street and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-161.1 Local Law No. 112, approved July 18, 1939.

1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS—

Samples of each variety of material and for every kind of treatment shall be subject to separate tests. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—

The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, and June 15, 1948, effective July 12, 1948.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil-storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and generation of power for use on premises.
- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous operation.
- 2.7 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.8 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with under-

ground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

- 2.10.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (1/2") in diameter.
- 2.10.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.11 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.12 FIRE RETARDING MATERIALS:
 - 2.12.1 One-half (1/2) inch plaster boards, or asbestos boards, or three-eighths (3/8) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
 - 2.12.2 Two thicknesses of one-quarter (1/4) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
 - 2.12.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (3/4) inch thick.
 - 2.12.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.13 GROUND: An electrical conductor having capacity to absorb current.
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes.
- 2.15 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in C19-2.0 of the Administrative Code and Rule 3.
- 2.16 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.17 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.18 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

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- 2.19 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.20 PERMIT: Shall mean permit for storage of oil.
- 2.21 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.22 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.23 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.24 RELIEF LINE: That portion of the line between the bypass connection of the relief valve and the supply line or storage tank.
- 2.25 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.26 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.27 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.
- 2.28 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.29 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.30 STORAGE TANK: Any tank for oil having a capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.31 STORAGE TANK, AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.32 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.33 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.34 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.35 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester

(American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

Range Oil		
No. 1 Fuel Oil		
No. 2	"	"
No. 3	"	"
No. 4	"	"
No. 5	"	"
No. 6	"	"

- 3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.
- 4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.
- 4.1.2 The CO² in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.
- 4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.
- 4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.
- 4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

- 5.1 Cylindrical Tanks (except vertical tanks located outside of buildings above ground).
- 5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.
- 5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

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5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings of equivalent members so as to retain their cylindrical form.

5.1.4 All cylindrical, oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

5.2.2 Corners may be made up by bending the plates or by use of angles.

5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine

thousand (9,000) pounds per square inch on the minimum net section.

5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacture, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ ") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. All such tanks shall be electrically grounded.

5.3.5 Manholes; Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No.

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14 of the New York State Industrial Commission).

5.4.3 Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings, shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by a continuous jacket of not less than four inches (4") of Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.

Each storage tank may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tank. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of

the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.

6.2.2 Storage tanks buried below the floor shall not be less than 1/4" in thickness.

6.2.3 No tank shall be buried so as to be nearer than three feet to any foundation wall or foundation footing.

6.3 Outside of Buildings, Below Ground.

6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.

6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.

6.3.3 All buried storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.3.4 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

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6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet, or more	100,000 "

6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. C-19-50.0 of the Administrative Code.

6.4.3 All above ground storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.

7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil, shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.

7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.

7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.

7.3.2.1 The area of the header and common vent shall be equal to the sum of the areas of the vent pipe.

7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.

7.3.4 Vent pipes shall be provided with weather-proof hoods and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

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7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter.
- 7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.
- 7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve which shall be located at the fill pipe terminal.
- 7.4.4 All fill pipe terminals shall be of approved type constructed of a suitable material, provided with lugs for imbedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal shall be provided with letter reading "Fuel Oil" and the calendar number under which the fill pipe terminal has been approved. The fill pipe terminal shall be separately threaded to receive the seal cap and the fill pipe. The seal cap shall be suitably threaded and slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than $\frac{1}{8}$ inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

- 7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

- 7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

- 8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank, and may be connected by a common feed pipe with a shut-off valve at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe

complying with Rule 7.3. All valves shall be brass gate or globe valves of 125 lbs. per sq. in. rating.

- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required.

- 8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

8.3.1 Plans for such installations shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

8.3.3 Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

- 8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

- 8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.

- 8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the inter-

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ruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside of buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.1 No oil installation of more than six (6) gallons' capacity shall be operated until after a permit has been issued by the Fire Commissioner.
- 10.1.2 Application for permit shall be made by the installer who holds a certificate or license issued by the Fire Commissioner on forms furnished by the Fire Commissioner and shall provide for the location of the building in which the installation is to be made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such proposed installation by the Borough Superintendent of Buildings when required under Rule 10.2.
- 10.1.3 No permit shall be issued by the Fire Commissioner until the installation has been inspected by his representative and the installer has furnished an affidavit that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking

10.2 Plans to be Filed Where Structural Considerations Are Involved.

- 10.2.1 The installer shall file with the Borough Superintendent of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All plans, as in this section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the Board of Transportation for all tanks

located in or outside of buildings along the line of subways under the limitation in Rule 6.5.1.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- 10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.

- 10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

- 10.3.2.1 Oval, obround, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

- 10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all necessary equipment for conducting tests. Such test may be made with oil in freezing weather for tanks located outside of building.

- 10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

- 10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

- 10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of 1½ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

- 10.4.1 When application for permit is made, as provided for in Rule 10.1, a fee covering the permit shall be paid in accordance with the schedule given in the Administrative Code.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

- 11.1 All installations of burners with not more than six (6) gallons' storage capacity except where such installations are made in dwellings shall be

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reported by installer to the Fire Commissioner giving location of building in which installation is made, name and address of owner and/or occupant, name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

- 12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected with a separate flue in a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.
- 12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed.
- 12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time, and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.

Rule 13. Automatic Pumps.

- 13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

- 14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.
- 14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation the combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.
- 14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.
- 14.4 Burners and all accessories, including tanks and piping, shall be maintained oil tight and kept clear at all times.

- 14.5 The floor beneath boiler or furnace and within five (5) feet in all directions shall be of fireproof construction.

- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be firmly anchored to the floor, set level, and the floor beneath the stoves or any such heating devices protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- 14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.
- 15.2 Every heating system in which the oil is preheated or systems not fully automatic when operating, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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DEPUTY CHIEF TIMOTHY P. GUINEE

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OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

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Address all communications to the Chairman

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COURT DECISIONS

On March 9, 1948, the Board granted a zoning variance under Cal. 1063-47-BZ to permit the construction of a garage partly in business and partly in residence use districts at 66-01 to 66-25 Austin street, Forest Hills, Queens. Upon court review the decision of the Board was upheld by Mr. Justice L. Barron Hill at Supreme Court, Special Term. The court stated: "Practical difficulties and hardship are implicit in the physical conditions which surround the property here involved. The safeguards with which the board of appeals surrounded the variance which it granted indicate that its determination was well considered when the matter was before it. Accordingly, the determination of the board is confirmed and the petition is dismissed." (N. Y. Law Journal August 6, 1948, Page 214).

* * *

On March 16, 1948, the Board under Cal. 836-42-BZ denied an application for a zoning variance to permit the construction of a two-story and basement garage in a retail-1 district and omitting the rear yard at 108-112 West 41st street, Manhattan. Upon court review, Mr. Justice Gavagan at Supreme Court, Special Term, upheld the decision of the Board, stating in part as follows: "... The papers before me fail to show any arbitrary, capricious or unreasonable action by the Board. Contrariwise, it appears the matter was one resting in the sound discretion of the board, which this court should not overrule. The board's exercise of discretion, unless arbitrary or unreasonable, should not be interfered with by the court. The court should not substitute its discretion for that of the board. Accordingly the motion is granted." (N. Y. Law Journal August 10, 1948, Page 226).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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DOCKET

New Cases Filed up to September 14, 1948

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776-48-BZ—H.B.Bx.—234 and 234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx, Amendment to N.B. 711-48.

777-48-A—F.D.—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (1st floor); (Block 2801, Lot 5), Borough of Brooklyn, 11143-LC and Decision.

778-48-BZ—H.B.M.—360-374 Avenue of The Americas (6th), east side, from Washington place to Waverly place; 126-130 Waverly place and 87 Washington place (Block 522, Lot 37), Borough of Manhattan, N.B. 121-48.

779-48-A—H.B.B.—2784-2786 Coney Island avenue, southwest corner of Gerald court (Block 7224, Lot 70), Borough of Brooklyn, B.N. 646-48.

780-48-A—Marine and Aviation—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (Block 2517, Lot 14), Borough of Brooklyn, Decision.

781-48-A—H.B.Q.—61-18 Northern boulevard, southwest corner of 62nd street (Block 1184, Lots 10 and 12), Woodside, Borough of Queens, M-4661-48.

782-48-A—H.B.M.—2061 Broadway, northwest corner of West 71st street (Block 1163, Lots 26-30), Borough of Manhattan, Alt. 445-48.

783-48-BZ—H.B.M.—335-339 East 47th street, north side, 100 ft. west of 1st avenue and 334-342 East 48th street, south side, 100 ft. west of 1st avenue (Block 1340, Lot 31), Borough of Manhattan, Alt. 1170-48.

784-48-A—H.B.B.—140-142 Livingston street, south side, 125 ft. west of Smith street (Block 163, Lot 17), Borough of Brooklyn, Alt. 809-48.

785-48-A—H.B.M.—21 West 3rd street, north side, 75 ft. east of Greene street (Block 535, Lot 38), Borough of Manhattan, Amendment to Alt. 2559-46.

786-48-SM—Fox-Made One and One-Half Hour Wood Fire Door Assembly, manufactured by Fox Brothers Manufacturing Co., Inc., Material.

787-48-SM—Craftplaster Trowel Finish (hard finish stone concrete), manufactured by Eastern Composition Stone Co., Material.

788-48-SA—Huebsch Open End Drying Tumbler (steam coil operated for dry cleaning systems), Appliance.

789-48-A—F.D.—524-550 West 52nd street, south side, 225 ft. east of 11th avenue and 531 West 51st street (Building 2, 3rd, 4th, 5th and 6th floors), Borough of Manhattan, 47723-LF and Decision.

790-48-SM—Croker Fire Prevention Corp., Hose Outlet, sizes 1½ in. and 2½ in., manufactured by Croker Fire Prevention Corp., Material.

791-48-SM—Schundler Vermiculite Plaster Aggregate and/or Insulating Plaster, manufactured by F. E. Schundler and Co., Inc., Material.

792-48-A—F.D.—30-20 Thomson avenue, south side, from 30th street to 30th place (1st floor); (Block 274, Lot 1), Long Island City, Borough of Queens, Decision.

793-48-A—H.B.B.—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn, Alt. 614-47.

794-48-BZ—H.B.B.—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn, Alt. 2603-48.

795-48-BZ—H.B.Q.—74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Long Island City, Borough of Queens, Alt. 1627-48.

796-48-A—H.B.B.—265-267 Vanderbilt avenue, east side, 209.3 ft. north of DeKalb avenue (Block 1915, Lots 8 and 9), Borough of Brooklyn, Alt. 4825-47.

797-48-A—H.B.M.—333 Central Park West, west side, 125 ft. 8½ in. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan, Alt. 1273-48.

798-48-BZ—H.B.B.—647-649 Midwood street, north side, 152 ft. 4⅞ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn, Alt. 2742-48.

799-48-A—H.B.B.—647-649 Midwood street, north side, 152 ft. 4⅞ in. east of Albany avenue (1st floor); (Block 4800, Lots 71 and 72), Borough of Brooklyn, Alt. 2742-48.

800-48-A—F.D.—Pier 40, Van Dyke street, south side, 800 ft. west of Conover street (Block 595, part of Lot 52), Borough of Brooklyn, 21500-LF and Decision.

801-48-SA—Drincolator (soft drink dispensing machine), Appliance.

802-48-BZ—H.B.Q.—1346 Beach Channel drive and 2118 Dix avenue, northeast corner (Block 10, Lot 1), Edgemere, Borough of Queens, Alt. 3099-47.

803-48-A—H.B.Q.—1346 Beach Channel drive and 2118 Dix avenue, northeast corner (Block 10, Lot 1), Edgemere, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Beach Channel drive), Alt. 3099-47.

804-48-SM—J. Alperin Co., Steel Sash Putty, manufactured by J. Alperin Co., Material.

805-48-SM—J. Alperin Co., Elastic Glazing Compound, manufactured by J. Alperin Co., Material.

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806-48-SM—J. Alperin Co., Aluminum Sash Putty, manufactured by J. Alperin Co., Material.

807-48-SM—Buckeye Safety Fill Nozzle No. 820, manufactured by Buckeye Iron and Brass Works, Material.

808-48-BZ—H.B.Q.—129-10 94th avenue, south side, 52.51 ft. east of 129th street (Block 9445, part of Lot 21), Richmond Hill, Borough of Queens, N.B. 27-47.

809-48-BZ—H.B.Q.—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens, Alt. 1730-48.

810-48-A—H.B.Q.—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (ground floor-rear); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens, Alt. 1730-48.

811-48-A—H.B.M.—2132 First avenue, east side, 50 ft. 11 in. south of East 110th street (5th, 6th and 7th floors); (Block 1703, Lot 49), Borough of Manhattan, Amendment to Alt. 8-48.

812-48-A—H.B.Q.—43-67 149th street, northeast corner of 45th avenue (Block 5410, Lot 78), Flushing, Borough of Queens, Alt. 1814-47.

813-48-BZ—H.B.B.—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side (Block 7405, Lot 1001; Block 7406, Lot 1; Block 7407, Lot 1; Block 7387, Lots 1 and 101; and Block 7388, Lot 1); Sheepshead Bay Houses, Borough of Brooklyn, N.B. 1803, 1804, 1811, 1814 and N.B. 1815-47.

814-48-A—H.B.B.—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street (Block 7405, Lot 1001; Block 7406, Lot 1; Block 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1); Sheepshead Bay Houses, Borough of Brooklyn (Under sections 35 and 36, General City Law re buildings in bed of, and not fronting on legal streets), N.B. 1803, 1804, 1806, 1807, 1808, 1809, 1811, 1814 and N.B. 1815-47.

815-48-A—H.B.M.—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan, Alt. 407-47.

816-48-A—H.B.M.—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan, Alt. 406-47.

817-48-BZ—H.B.B.—6024 Fort Hamilton parkway, west side, from 60th to 61st streets; 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn, Alt. 2599-48.

818-48-A—H.B.B.—6024 Fort Hamilton parkway, west side, from 60th to 61st streets; 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn, Alt. 2599-48.

819-48-SM—Dunbrik (concrete face brick) manufactured by Dunbrik Co., Material.

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128-48-A—H.B.B.—450 86th street (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn, Alt. 109-48.

155-40-SM—Tremco Caulking and Pointing Compound, manufactured by The Tremco Manufacturing Co., Material.

172-35-SA—Florence Oil Space Heaters, Models PH-28, PH-8, PC-28, PC-8, PR-81, PR-82 and PR-10, Appliance.

62-33-SA—Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-27, CH-28, CH-29, CH-9, RH-7 and RH-9, Appliance.

219-34-SA—Florence Range Burner, Appliance.

545-39-SA—Florence Cabinet Heater, Models CK-1, CK-2, CJ-1, CJ-21 and C-2, Appliance.

708-45-BZ—H.B.B.—2359-2381 Bedford avenue, east side, 158 ft. 3¼ in. south of Tilden avenue and 160-174 Lott street (126-170 displayed), west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23-27 and Lot 53), Borough of Brooklyn, Alt. 354-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 21, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangan, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubricatorium, auto laundry, motor vehicle repair shop, office

and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

204-48-BZ—Application, March 3, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Angelo Aragona, owner, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage; premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

205-48-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

897-47-BZ—Application, October 28, 1947, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station; premises 1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubricatorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

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102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

269-48-BZ—Application, March 25, 1948, under sections 7e and 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Alois Prosser, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard; premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

425-48-BZ—Application, May 11, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of 1173 Realty Corp., owner (Bess Morgan, lessee), to permit in a residence use district, the change in occupancy from class "A" multiple dwelling (apartments) to class "A" multiple dwelling (apartments) and beauty parlor (hair dressing salon) for a term of two years; premises 1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

489-48-BZ—Application, May 19, 1948, under sections 7c and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

507-48-BZ—Application, May 21, 1948, under sections 7e and 21 of the zoning resolution, of Leonard Schultze, applicant, on behalf of 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee), to permit in a residence use district, the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture; premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

508-48-A—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubricatorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Bor-

ough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 21, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

32-48-A—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

730-48-A—134-136 Charles street, south side, 119.9½ ft. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

639-48-A—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

691-48-A—Re use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

704-48-A—41-28 to 41-38 37th street, northwest corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

622-48-A—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City law re bed of mapped street—Pennyfield avenue).

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

692-48-A—1240 5th avenue, east side, from 105th to 106th streets, 2-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

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761-47-A—48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens (reopened June 29, 1948).

612-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

653-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 28, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

118-48-BZ—Application, February 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

38-46-BZ—Application of Siegel and Green, applicants, on behalf of Park Plains, Inc., Broad Hill, Inc., Samuel Fine and Jacob Aisenberg, Park Center Realty Corp., owners, reopened July 20, 1948—previously withdrawn under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted; premises 1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

252-47-BZ—Application of Harry M. Prince, applicant, on behalf of 23rd Street Associates, Inc., owner (La-Raine Construction Corp., lessee), reopened June 29, 1948, under section 7b of the zoning resolution, to permit in the residence use district portion of the cellar and first floor, the change in occupancy from auditorium to business use (display); premises 208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan.

143-48-BZ—Application, February 19, 1948, under sections 7e and 21 of the zoning resolution, of Thomas M. Briody, applicant and owner, to permit in a residence and business use, D and F area district, the erection and maintenance of a building to be used as a store and dwellings, without the required side yard in the F area district portion of the lot, and using more than the permitted area in the D and F area district portions of the lot; premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens.

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

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447-48-BZ—Application, May 17, 1948, under section 7e of the zoning resolution, of Bryce Rea, applicant and owner, to permit in a residence and local retail use district, the sale and display of more than five used motor vehicles; premises 233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens.

479-48-BZ—Application, May 24, 1948, under sections 7f and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Betty H. Ossip, owner, to permit in a residence and business use, D area district, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, using more than the area permitted; premises 65-89 Austin street and 94-01 to 94-11 66th avenue, northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens.

522-48-BZ—Application, June 2, 1948, under section 7c of the zoning resolution, of Burke, Morrison and Green, applicant on behalf of Brentwill Corp., owner (Queens Petroleum Co., Inc., lessee), to permit in a residence use district, the extension to existing one story garage to be used for owners' five trucks; premises 93-01 to 93-11 170th street and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

712-48-A—2236 East 27th street, west side, 274.5 ft. south of Avenue V (1st floor); (Block 7384, Lot 20), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

300-48-BZ—Application, March 16, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mario Pulese, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage; premises 8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

341-48-BZ—Application, April 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pasquale Mastridge, owner, to permit in a residence use district, the erection and maintenance of a business building (office); premises 198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7c of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosen-

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blum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

770-48-BZ—Application, September 2, 1948, under sections 7d and 21 of the zoning resolution, of United States Pharmacopoeial Convention, applicant, on behalf of Jesse B. Stark and Esther B. Stark, owners, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of United States Pharmacopoeial Convention, Inc., and Library; premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 5, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 5, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPT. 14, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy.

The minutes of the regular morning and afternoon meetings of the Board held on July 13, 1948, July 20, 1948 and July 27, 1948, were approved as printed in Vol. 33, Bulletins No. 29, 30 and 31, respectively.

ZONING APPLICATIONS

933-28-BZ

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service

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station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and J. Leibowitz.
For Opposition: O. L. Tucker, Edith M. Riedle, Mrs. C. Rohte, William Haberle, Mrs. M. Bautz, Frank L. Steele and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1948 at 10 a.m. for inspection and decision without further argument.

729-38-BZ

APPLICANT—Henry Nordheim, for Benjamin Pisacane, owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps.

PREMISES AFFECTED—3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Benjamin Pisacane.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, at 10 a.m. for inspection and decision without further argument.

1167-40-BZ

APPLICANT—Lama and Proskauer, for Stelco Realty Corp., owner (Stevens Radio Laboratories lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in a residence and business use district, the extension to existing building and the change in occupancy from wine storage, garage, manufacturing, store and dwelling to showroom,

auto radio repair shop and storage of electrical appliances; (reopened December 16, 1947).

PREMISES AFFECTED—50-02 to 50-06 Queens boulevard and 45-01 to 45-19 50th street, southeast corner (Block 2283, Lots 22 and 32), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Winfield DeWitt and Stephen Sipos.

For Opposition: Bernard J. Ferguson, Irwin Klein, Mrs. Montgomery, Charles DeLeonardo, Mrs. E. Hannan and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application placed on reserve calendar, for consideration after applicant has filed a statement that the tenant has removed from the premises; to be set for a hearing, with the understanding that the applicant will notify all objectors.

55-45-BZ

APPLICANT—Lama and Proskauer, for Paul Scicutella, owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for storage and sale office (previously granted by the Board).

PREMISES AFFECTED—51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Scicutella.

For Opposition: Teresa Santora and J. Greggo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. at request of applicant.

82-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, in-

MINUTES

cluding lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories.
PREMISES AFFECTED—148-52 to 148-62 Horace Harding boulevard and 61-02 to 62-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Gerard L. Carroll.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 21, 1948 at 10 a.m. at request of objector, with approval of the applicant, and also for inspection by a committee of the Board.

118-48-BZ

APPLICANT—Lama and Proskauer, for Mareve Realty Corp., owner (Nemet Motors, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the sale and display of more than five new or used motor vehicles.

PREMISES AFFECTED—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Nemet.
For Opposition: Patrick McHugh and H. F. Murway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

263-48-BZ

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.
For Opposition: Thomas R. Jones.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 A.M., at request of the applicant.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel and Herman Boslow.
For Opposition: Frank J. Primo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 A.M., or applicant to file revised plans to show off street drive in area, sufficient for receipt and delivery.

289-48-BZ

APPLICANT—George Raymond Euell, for Beekman Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, store and office and to permit the parking and storage of more than five motor vehicles on unbuilt portions of lot.

PREMISES AFFECTED—2334-2364 Jerome avenue, east side, 96 ft. south of East 184th street (Block 3187, Lots 14 and 21, inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: George R. Euell.
For Opposition: Henrietta Ferrone and Francesca Scunger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn. Applicant to file application with the Department of Housing and Buildings for use of the plot for parking only.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy 4
Negative 0

191-48-BZ

APPLICANT—Gabriel Nathan, for Mae Leonard, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the extension to second floor, using more than the area permitted.

PREMISES AFFECTED—424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Mae Leonard.
For Opposition: George Marks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy 4

THE RESOLUTION (191-48-BZ)

WHEREAS, Gabriel Nathan for Mae Leonard, owner, filed March 5, 1948, an application under section 21 of the zoning resolution, to permit in a residence use, F area district the extension to second floor using more than the area permitted, affecting premises 424 Beach 136th street, east side, 200 ft. north of Newport avenue (Block 690, Lot 54), Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution, show that Newport avenue, Beach 136th street and the site are in a residence use, F area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1948, re Alt. Applic. 3185-47, reads:

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"1. Area of proposed 2nd floor extension is in excess permitted by Sec. 16(d) zone law."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. front by 100 ft. in depth, on which is located a building 19 ft. front by 48 ft. in depth, on 1st floor with a terrace at front 19 ft. by 6 ft. 8 in., on the terrace there is a 4 by 8 ft. extension; that in the rear there is a deck 8 ft. 6 in. by 18 ft. 4 in.; that the 2nd floor is 18 ft. 4 in. wide by 39 ft. 6 in. in depth and the height is one and two stories, 26 ft., of Class 4 construction; that there is also a one story accessory garage 10 ft. by 20 ft.; that a roof has been installed over the deck; that the space between supports are filled with removable storm sash and screens for summer; that the space is not heated; and

WHEREAS, the applicant contends that the space is not heated and can in no sense be used as a livable room; that the owners have in effect the same type of enclosure that other owners on the same block obtain by installing awnings and screens; that it is felt that block ventilation is not impeded by this enclosure; that to require the owners to remove the roof would create an undue hardship and would cause the return of the water condition in the rooms below, depriving the owners of the full and proper enjoyment of their homes; that the total area of the second floor including the roofed porch is 879.8 sq. ft. constituting 29.3% of the plot; that inasmuch as the excess area occupied is only 4.3% above the allowable occupied area, the Board is respectfully requested to approve the variance applied for; and

WHEREAS, the applicant further contends that the present owner bought the property in Nov. 1943; that the tenant complained that the ceilings were wet in the 1st fl. rear bedroom, kitchen and portion of the dining room; that they called in a carpenter who installed a new door, door frame and curb; that this failed to stop the leakage; that after the tenants had moved in 1944 the owner started to redecorate the premises for his own occupancy; that new roofing was put on the roof deck, new flashing and new stucco on the 2nd floor rear wall; that all this work did help; that in 1945 the owners in desperation called in another contractor who told them their best solution was to install a roof over the deck, which they did; that the spaces between supports are filled in with removable storm sash for cool weather and screens for summer; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zone resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3185-47, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

354-48-BZ

APPLICANT—George Raymond Euell, for Edward T. McCarrell, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a sales office and the display of grave monuments.

PREMISES AFFECTED—288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: George R. Euell and E. T. McCarrell.

For Opposition: Charles C. Weinstein, A. W. Axelrod, Henry L. Connors and Archibald Josephson.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Absent: Asst. Chief Hennessy 1

THE RESOLUTION (354-48-BZ)

WHEREAS, George Raymond Euell for Edward T. McCarrell, owner, filed April 19, 1948, an application under section 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a sales office and the display of grave monuments, affecting premises 288 East 211th street and 3510 Putnam place, southeast corner (Block 3356, Lot 10), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Putnam place is in a business use, C area and Class 1¼ height district; East 211th street and the site are in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1948, re N.B. Applic. 269-48, reads:

"1. Proposed use of these premises in a residence district for commercial purposes is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 97.93 ft. front by 75.03 ft. in depth, irregular, presently vacant; that it is proposed to have a building 11 ft. 8 in. front by 12 ft. in depth, one story, 12 ft. 8 in. in height, of Class 3 construction, to be used as a sales office; that it is further proposed to display grave monuments on portion of plot facing East 211th street (approximately 76 ft. by 15 ft.); and

WHEREAS, the applicant contends that since acquiring the property more than 15 years ago the community has changed and six story multiple dwellings have been erected on the surrounding adjoining property; that the plot, containing only 3840 sq. ft. is too small for a profitable multiple dwelling improvement; that the plot with original cost, assessments and taxes, has now cost more than \$16,000, therefore is too expensive for any small dwelling without the assistance of some additional use to procure income; that the proposed improvement would be a benefit to the adjoining multiple dwellings, permitting an outlook over the property; that the proposed use would be in keeping with the large park-like cemetery across the street; that the proposed use is to be maintained in a residential atmosphere; that there is to be no manufacturing, no receiving or deliveries to or from the premises; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 269-48, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

358-48-BZ

APPLICANT—Karl F. J. Seifert, for 1600-1608 Seddon St. Corp., owner (Square Sanitarium, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that

MINUTES

permitted without the required setbacks and the installation of an elevator exceeding the permitted height.

PREMISES AFFECTED—2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600-1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl F. J. Seifert and Louis R. Colman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Asst. Chief Hennessy 1

THE RESOLUTION (358-48-BZ)

WHEREAS, Karl J. Seifert, for 1600-8 Seddon Street Corporation, owner, Square Sanitarium, Inc., lessee, filed April 20, 1948, an application under section 21 of the zoning resolution, to permit in a residence use, D area and Class 1 height district, the extension of existing structure by the addition of three stories in excess of that permitted without the required set backs and the installation of an elevator exceeding the permitted height; affecting premises 2475 St. Raymond avenue, north side, from St. Peters avenue to Seddon street, 1600 to 1608 Seddon street and 1609 St. Peters avenue (Block 3994, Lots 1, 7, 10 and 42), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Seddon street, St. Peters avenue, St. Raymond avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 23, 1948, re amend to Alt. Applic. 164-48, reads:

"Amendment disapproved with the following objection repeated.

1. Proposed addition of three stories on top of existing structure is contrary to Art. 3, Sec. 8b of the zoning resolution.

Additional objection.

2. Elevator installation is contrary to Art. 3, Sec. 8-b."

and

WHEREAS, the applicant states that the premises consist of a plot 190 ft. front by 200 ft. in depth, irregular, on which is located a five story building, 88 ft. 3 in. by 48 ft. 4 in., irregular, a four story building 94 ft. 11 in. by 50 ft. irregular, a 2-story frame dwelling, a one-story stucco garage and two one-story metal buildings; that it is proposed to construct three additional stories and an elevator shaft to the four story building located at the northwest corner of St. Raymond avenue and St. Peters avenue; that the proposed vertical extension is 50 ft. by 94 ft. 11 in. totaling 73 ft. 3¾ in. above grade, approximately 11 ft. 9¾ in. in excess of that allowed; that the elevator will exceed that permitted by approximately 7 ft. 9¾ in.; and

WHEREAS, the applicant contends that the addition of less than three stories would be of no purpose since the space requirements now demanded by the Board of Health and local hospital authorities make it impossible to plan a maternity section adequate to the requirements of the hospital in general; that in view of the large sum already expended in good faith and that the excess height is but 11 ft. 9¾ in. for but a portion of the building, denial of this petition will not alone cause great hardship but as well

frustrate the logical completion of the entire plant; that furthermore, since hospital facilities are at present at such a great premium and no doubt will be for a long time to come throughout the country, it is felt that favorable consideration will serve a desirable as well as useful purpose; that the institution will be provided with all modern equipment, as well as other medical services, and is ministering to a large outlying area remote from other facilities and adequate transportation in emergency; that any curtailment of its expansion will be severely felt by the local and neighboring communities; that it is further proposed to add an elevator on the rear of the building which will exceed the permitted height by 7 ft. 9¾ in.; that due to the location of the present 1st, 2nd, 3rd and 4th floor halls, it is impossible to build the shaft further than 18 ft. back from the St. Peters street building line; that the isometric drawing indicates the slight amount of excess height desired; and

WHEREAS, the applicant further contends that the original building was constructed in 1929, 48 ft. 4 in. by 83 ft. 3 in., 4 stories, (41' 2¾"); that in 1941-2 a new wing 50 ft. by 94.11 ft., 4 stories high (41' 2¾") was added; that the present 5th floor above the original building was completed in 1947; that the proposed vertical extension above the new wing to be 50 ft. by 94.11 ft., 3 stories high totaling 73 ft. 3¾ in. above grade on St. Peters avenue, i.e., 11 ft. 9¾ in. in excess; that the portion of the building to which it is proposed to add 3 stories was erected in 1941 and completed in 1942; that foundations and construction were all designed in conformity with the prevailing zoning regulations necessary for a 3 story, Class 1 f.p. building; that the columns were carried up through the roof and capped in order to facilitate extension in the then near future, all of which additional work necessarily meant the outlay of thousands of dollars; that the scarcity of labor and materials due to the war effort, then made it imperative to abandon further work for the time being; that during this interim on April 26, 1945, the zoning regulations were changed from business and residence, C area and 1¼ height to residence D area and 1 height; and

WHEREAS, the board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zone resolution, as to height, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zone resolution, and that the application be and it hereby is *granted* under Section 21, as to extension of height, *on condition* that the building shall be as indicated on plans filed with this appeal, marked "Received April 20, 1948," 1 sheet, and "June 25, 1948," 5 sheets; that the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

455-48-BZ

APPLICANT—T. J. Young, for Eggers and Higgins, for Long Island College Hospital, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback.

PREMISES AFFECTED—82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry B. Rutkins and Milton W. Mossman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Asst. Chief Hennessy 1

THE RESOLUTION (455-48-BZ)

WHEREAS, T. J. Young for Eggers and Higgins for Long Island College Hospital, owner, filed May 10, 1948 an application under section 21 of the zoning resolution, to permit in residence and business use, B area and Class 1½ height districts, the addition of one story to existing building (hospital) without the required setback, affecting premises 82-106 Pacific street and 328-346 Henry street, southwest corner (Block 290, Lot 13), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Henry street and Pacific street are in a business use B area Class 1½ height district, Amity street and the site are in residence and business use B area Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated April 29, 1948 on Alt. Applic. 1168-47 reads:

"3. Provide an additional setback of 2 ft. 3 in. for a length of 30 ft. to comply with Article III, Section 9c and 9i of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 404 ft. frontage by 200 ft. in depth (entire block), on which are located several buildings 254 ft. 4 in. front by 199 ft. 2 in. in depth, 1, 4, 5 and 6 stories, 15, 75, 83.5 and 99.5 ft. in height, of Class 1 construction; that it is proposed to add an additional story to the four story portion of the building known as the "Arbuckle Wing" fronting on Pacific street and to add five stories to the basement height of the building adjoining the Arbuckle Wing now used as boiler and power house; that it is proposed to make this a part of the Arbuckle Wing; that it is also proposed to add a solarium to the existing 5 story portion of the Arbuckle Wing which will be set back to meet the requirements; that the portion involved is located toward Hicks street on the proposed 5th story and is in excess by 2 ft. 3 in. in width by 30 ft. in length; that when completed the building will be 76 ft. 9½ in. in height; that all other proposed construction complies with the zoning resolution; and

WHEREAS, the applicant contends that due to the existing narrowness of this wing, space is very limited for planning proper size hospital rooms therein; that the loss of even a few feet in width would result in a loss of 2 or 3 rooms and make the rest of the rooms on the Pacific street side too narrow for customary hospital usage; that since the structure below is wall-bearing and the existing floor beams are inadequate to take the load of an exterior wall for one story, it would be extremely costly and difficult to carry a new set-back wall; that heavy cost for this part of the job would be entirely out of scale for the use to which the space could be put—particularly for a private charity hospital; that light and ventilation of Pacific street is not measurably affected due to the slight amount of zoning excess involved; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to height, and was therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations of the zoning resolution, and that the application be and it hereby is granted under section 21, as to height, to permit the extension of height as proposed and as indicated on plans filed with this application marked "Received May 10, 1948," 13 sheets, and "June 30, 1948,"

1 sheet on condition that the height of the building shall in all other respects comply with the requirements of the zoning resolution; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. Nos. 398-43-A and 456-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

119-48-A

APPLICANT—Lama and Proskauer, for Mareve Realty Corp., owner (Nemet Motors, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Nemet.
For Opposition: Patrick McHugh and H. F. Murway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

198-48-A

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Alfred A. Lama and J. Leibowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

264-48-A

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner (Benjamin Cohen, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.
For Opposition: Thomas R. Jones.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. at request of the applicant.

705-47-A

APPLICANT—P.M. Trucking Co., Inc., lessee, for Kalman-Dolgin Co., owner.

SUBJECT—Application reopened March 30, 1948—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—664-666 Halsey street, south side, 148.4 ft. west of Patchen avenue (1st floor); (Block 1667, Lot 32), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Nathan W. Math.
For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Appeal withdrawn, to file an application for a zoning variance for change from garage use in a residence use district.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent Asst. Chief Hennessy 1

418-38-A

APPLICANT—Winsale Drug Co., lessee, for Bommer Buildings, owner.

SUBJECT—Application reopened January 13, 1948—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—210-216 Taaffee place, west side, 20 ft. 6 in. south of Willoughby avenue (1st floor and 2nd floor, left); (Block 1924, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: David N. Weinberg.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent Asst. Chief Hennessy 1

THE RESOLUTION (418-38-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting 210 to 216 Taaffee place, west side, 20 ft. 6 in. south of Willoughby avenue (Block 1924, Lot 28), (1st floor left and 2nd floor left) Borough of Brooklyn, was granted by the Board on June 7, 1938, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on January 13, 1948, subject to usual procedure; and

WHEREAS, Order 11446-LC, issued by the fire commissioner November 25, 1947, reads:

"You are hereby notified that an inspection of the above premises used to store wholesale drugs shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Discontinue the storage and use of alcohol since resolution of Cal. 418-38-A prohibits same on these premises."

and
WHEREAS, the applicant now states that the building is five stories and basement, 66 ft. in height; 52 ft. by 83 ft. in area, of brick and mill construction; erected 1909; located in an unrestricted use, B area, Class 1½ height district and used and occupied since September, 1935; basement, storage of metal parts, 3 persons; 1st floor, manufacturing metal parts, 18 persons, packaging and warehousing of drugs, 8 persons; 2nd floor, packaging and warehousing of drugs, 8 persons; 3rd floor, manufacturing knit goods, 40 persons and manufacturing shoe polish, 100 persons; 4th and 5th floors, manufacturing shoe polish and knit goods, 45 persons on the 4th and 5 persons on the 5th floor; that the building is provided with two interior stairs and two fire towers each 4 ft. wide, steel and concrete construction, fireproof enclosed, equipped with steel self-closing doors leading from roof bulkhead direct to street and two fire escapes extending to roof by stair and to yard by stair with egress from yard to street through alley and court yard; that window and door openings on the course of the fire escape are fireproof self-closing; that the building is equipped with a sprinkler system throughout, an approved standpipe system, an interior

fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the applicant contends that on May 25, 1938, an appeal was filed with the Board from an order of the fire commissioner ordering the removal of all drugs and chemical from the premises and the discontinuance of the wholesale drug house on the premises; that under Cal. 418-38-A, Vol. 1, the Board modified the order by permitting the continued occupancy of these premises by the Winsale Drug Company on condition that the chemicals shall be limited to the quantities therein stated as long as the building continued to be maintained in accordance with all regulations applicable; that the resolution adopted by the Board has been interpreted literally and through an error of omission, alcohol was not mentioned in the resolution that the applicant was permitted to store and use alcohol on these premises under Fire Department Permit No. B153506, issued April 2, 1937, to expire March 2, 1938, which permit allowed two drums of alcohol; that when the report of the Inspector of Combustibles was made out in 1938, alcohol was omitted therefrom since it was probably not in stock at the time and the Board's resolution was based on this report as was the appeal and the applicant was not aware of the omission of alcohol from said report; that the alcohol used at that time was Ethyl alcohol but the alcohol proposed at the present time is Isopropyl alcohol which is not as inflammable as Ethyl alcohol; that the Fire Department does not object to storing and using of Isopropyl alcohol on these premises and 12 drums would be satisfactory; that the fact that the previous permit, permitting two drums of Ethyl alcohol, did not indicate that this was the maximum quantity authorized but merely determined the total amount of alcohol usually carried in stock at that time, that since the only reason for failure to include alcohol in the previous resolution of the Board was due to an excusable omission and since Isopropyl alcohol is an essential item to the applicant's business, and since the premises are well safeguarded and well-constructed with ample fire exits and has one of the lowest fire insurance rates for this type of building in Brooklyn, it is requested that the Board modify the order of the fire commissioner to permit the storage of Isopropyl alcohol on the premises.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 7, 1938, by adding thereto:

"... that in addition to the above, the requirements of Order 11446-LC, dated November 25, 1947, may be modified so as to permit not over 12 drums of Isopropyl alcohol on the premises, provided such alcohol is stored in a location satisfactory to the fire commissioner with inert chemicals only within 25 ft."

596-48-A

APPLICANT—F. W. J. Duffy, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—37-05 to 37-25 64th street, south-east corner of 37th avenue, and east side of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue, and west side of 64th street, 100 and 200 ft. south of 37th avenue, (Block E—Block 1219, Lot 32); 35-33 to 35-47 65th street, east side, and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue, (Block F—Block 1204, Lot 1), Winfield, Borough of Queens.

APPEARANCES—

For Applicant: F. W. J. Duffy, Harry T. Hoese and Howard S. Kleck.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Asst. Chief Hennessy 1

MINUTES

THE RESOLUTION (596-48-A)

WHEREAS, F. W. J. Duffy, for Metropolitan Life Insurance Co., owner, filed June 25, 1948, an appeal from an order of the fire commissioner, affecting premises 37-05 to 37-25 64th street, southeast corner of 37th avenue and east side of 64th street, 100 and 200 ft. south of 37th avenue, 37-06 to 37-26 65th street, southwest corner of 37th avenue and west side of 64th street; 100 and 200 ft. south of 37th avenue (Block E-1219, Lot 32); 35-33 to 35-47 65th street, east side and 35-46 to 35-58 65th street, west side, from Broadway to 37th avenue (Block F-1204, Lot 1), Winfield, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 17, 1948, reads:

"1. Have person having direct supervision of fuel oil burning apparatus apply for and secure a certificate of fitness."

and

WHEREAS, the applicant states the premises consist of a group of ten five-story, Class 3 constructed, Class A multiple dwellings; and

WHEREAS, the applicant contends that the buildings all occupy a city block; that the oil burners are fully automatic, controlled by Tork clocks and weatherstats during heating periods and by aquastats for hot water; that No. 6 oil is used which had a flashpoint last winter from 200 to 300 degrees; that if No. 5 oil were used it would not be necessary to comply with the order, but the buildings would then be using more volatile fuel; that four men are in attendance daily and the equipment is inspected eight times each day; that the burners were purchased and installed by the Petroleum Heat and Power Co. and represent the highest type of oil burning equipment; that no cost was spared in providing for the safety of the tenants and the automatic operation of the equipment.

Resolved, that the order of the fire commissioner, dated May 17, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be at all times persons resident on the property and holding the required certificates of fitness so that at any one time there shall be at least one such person available to inspect and supervise the heating equipment at regular intervals of not over two (2) hours with all other safeguards as proposed.

597-48-A

APPLICANT—F. W. J. Duffy, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—45-15 to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 100 to 500 ft. south of Queens boulevard, (Block A—Block 2281, Lot 1); 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue, (Block B—Block 2286, Lot 11); E. 48-05 to 48-55 46th street, east side and 48-08 to 48-56 47th street, west side, from 48th to 50th avenues, (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: F. W. J. Duffy, Harry T. Hoese and Howard S. Kleck.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Asst. Chief Hennessy 1

THE RESOLUTION (597-48-A)

WHEREAS, F. W. J. Duffy, for Metropolitan Life Insurance Co., owner, filed June 23, 1948, an appeal from a decision of the fire commissioner, affecting premises 45-15

to 45-55 48th street, east side, 45-16 to 45-56 49th street, west side, 47-05 to 47-25 48th street, east side and 47-06 to 47-26 49th street, west side, 100 and 200 ft. south of 47th avenue (Block B—Block 2286, Lot 11); 48-05 to 48-55 46th street, east side and 48-08 to 48-56 47th street, west side, from 48th to 50th avenues (Block C—Block 2290, Lots 1 and 15), Woodside, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated May 17, 1948, reads:

"1. Have person having direct supervision of fuel oil burning apparatus apply for and secure a certificate of fitness. Examinations every day from 9 A.M. to 3 P.M. and on Saturdays from 9 A.M. to 11 A.M. Applicant must file two unmounted photographs of himself, at least 2" x 3", Rules 15. Oil Burner Rules."

and

WHEREAS, the applicant states that the buildings consist of 16 5-story Class 3 constructed dwellings, 55 ft. in height, 88 ft. by 82 ft. in area, erected in 1922 and 1923, located in business and residence use, B area, Class 1½ height districts, used and occupied as Class A multiple dwellings; and

WHEREAS, the applicant contends that all of the buildings are adjacent and occupy a city block in this development; that the oil burners are automatically controlled by Tork clocks and weatherstats during heating periods and on aquastats for hot water supply; that No. 6 oil is burned and that if No. 5 oil were burned, the requirements of the Fire Department would be met and would eliminate the required attendants, but the owner would then be using the more volatile fuel with a flash ranging from 150 to 160 degrees, which might be a greater hazard than No. 6 oil; that nine men are in attendance daily; that the equipment is inspected eight times each day; that the burners were installed by Petroleum Heat and Power Co. and represent the highest type of oil burning equipment.

Resolved, that the order of the fire commissioner, dated May 17, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be at all times persons resident on the property and holding the required certificates of fitness so that at any one time there shall be at least one such person available to inspect and supervise the heating equipment at regular intervals of not over two (2) hours with all other safeguards as proposed.

598-48-A

APPLICANT—F. W. J. Duffy, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—21-05 to 21-77 33rd street, east side, and 21-06 to 21-78 35th street, west side, 100 ft. to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: F. W. J. Duffy, Harry T. Hoese and Howard S. Kleck.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Asst. Chief Hennessy 1

THE RESOLUTION (598-48-A)

WHEREAS, F. W. J. Duffy, for Metropolitan Life Insurance Co., owner, filed June 23, 1948, an appeal from an order of the fire commissioner, affecting premises: 21-05 to 21-77 33rd street, east side, 100 to 700 ft. south of 21st avenue (Block 830, Lot 1, "Block D") and 21-06 to 21-78 35th street, west side, 100 to 700 ft. south of 21st avenue (Block D—Block 830, Lot 1), Long Island City, Borough of Queens; and

MINUTES

WHEREAS, the order of the fire commissioner, dated May 17, 1948, reads:

"1. Have person having direct supervision of fuel oil burning apparatus apply for and secure a certificate of fitness."

and
WHEREAS, the applicant states the premises consist of a group of 16 five-story, Class 3 constructed, Class A multiple dwellings; and

WHEREAS, the applicant contends that the buildings all occupy a city block; that the oil burners are fully automatic, controlled by Tork clocks and weatherstats during heating periods and by aquastats for hot water; that No. 6 oil is used, which had a flashpoint last winter from 200 to 300 degrees; that if No. 5 oil were used it would not be necessary to comply with the order, but the buildings would then be using more volatile fuel; that four men are in attendance daily and the equipment is inspected eight times each day; that the burners were purchased and installed by the Petroleum Heat and Power Co. and represent the highest type of oil burning equipment; that no cost was spared in providing for the safety of the tenants and the automatic operation of the equipment.

Resolved, that the order of the fire commissioner, dated May 17, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be at all times persons resident on the property and holding the required certificates of fitness so that at any one time there shall be at least one such person available to inspect and supervise the heating equipment at regular intervals of not over two (2) hours with all other safeguards as proposed.

611-48-A

APPLICANT—Glen Oaks Village, Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—245-01 to 247-15 Union turnpike, north side from Commonwealth boulevard to 249th street, 76-33 Commonwealth boulevard, 75-20 to 77-20 249th street and 245-60 to 247-38 77th Crescent (Block 8490 to 8499 inclusive, all Lots), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Asst. Chief Hennessy..... 1

THE RESOLUTION (611-48-A)

WHEREAS, Glen Oaks Village, Inc., owner, filed June 18, 1948, an appeal from orders of the fire commissioner, affecting premises 77-20 249th street, 245-60 77th Crescent, 76-33 Commonwealth boulevard, 247-38 77th Crescent (Block 8490 to 8499, inclusive) Bellerose, Queens; and

WHEREAS, Orders 15138, 15139, 15140 and 15141-C issued by the fire commissioner June 16, 1948, reads:

"1. Have person having direct supervision of fuel oil burning apparatus apply for and secure a Certificate of Fitness."

and

WHEREAS, the applicant states that the premises consist of a plot 1092.77 ft. front by 1098.38 ft. in depth, located in business and residence use, D and E area, Class 1 height districts, used and occupied as a housing development, including a store building, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that this development is operated as a rental housing project pursuant to variance granted by the Board under Cal. 1058-46-BZ, and the boiler rooms are under the constant supervision of three persons holding certificates of fitness; that each of these persons

resides on the premises and is available 24 hours of the day in the event of emergency; that the heating is provided by low pressure oil fired boilers located in eight basement boiler rooms as indicated on plans filed; that each of the persons having a certificate of fitness resides at a point in the development convenient to the operation of a group of boiler rooms and is familiar with the operation of all of the boiler rooms which are identical in character; that number 6 fuel oil is burned, using pre-heaters and each is equipped with a General Electric mechanical directional control valve, so that the automatic controls on the systems preclude any danger of explosion or boiler room fire due to power failure or any other accidental conditions which might shut down the boiler; that the boilers comply with the requirements of the Hartford Steam Boiler Insurance Company; that it is therefore requested that the Board modify Rule 15.2 of the oil burner rules so as to permit the eight boiler rooms in question to be under the constant supervision of three persons holding a certificate of fitness providing they reside on the premises and are available on call 24 hours of the day.

Resolved, that the Orders of the fire commissioner, acting on Orders 15138, 15139, 15140 and 15141-C, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that there shall be at all times persons resident on the property and holding the required certificate of fitness so that at any one time there shall be at least one such person available to inspect and supervise the heating equipment at regular intervals of not over two (2) hours with all other safeguards as proposed.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, SEPT. 14th, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Asst. Chief Hennessy.

APPEALS FROM ADMINISTRATIVE DECISIONS

660-48-A

APPLICANT—Burke, Morrison and Green, for Richard Braun, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens (under section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert, and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (660-48-A)

WHEREAS, Burke, Morrison and Green, for Richard Braun owner, filed July 9, 1948, an application affecting 62-16 to 62-18 Metropolitan avenue, south side, 220 ft. west of Admiral street (Block 3608, Lot 42), Glendale, Borough of Queens, pursuant to the power vested in the Board under Section 35 of the General City Law, to permit the construction of an extension to an existing building extending into the area mapped for the proposed widening of Metropolitan avenue; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, on Alt. Applic. 1309-48, reads:

"1. Proposed construction in the bed of a mapped street is contrary to Sec. 35, General City Law." and

WHEREAS, the applicant states that the building is one story (16 ft.) in height; 80 ft. by 42 ft. in area, of Class 3 construction; erected in 1946; located on a lot 80 ft. by 97 ft. in area, in an unrestricted use, A area and Class 1 height district, and used as an office and for servicing of motor vehicles, with an occupancy of 10 persons; and

WHEREAS, the applicant states that permission is requested to construct and maintain in the bed of a mapped street, an extension to presently existing building; and

WHEREAS, the applicant contends that Metropolitan avenue is not presently open to its full mapped width; that the proposed extension will not interfere with the present use of Metropolitan avenue; that the applicant agrees in the event of acquisition of a portion of the premises for street purposes as mapped, that no claim will be made except for the fair value of the land to be taken as determined by the court; and

WHEREAS, the plans filed with this appeal indicate the proposed extension to be 27 ft. front by 55 ft. in depth, extending to the existing building line of Metropolitan avenue, which is at present 66 ft. in width, and that the proposed widening of Metropolitan avenue to take place on the southerly side will increase its width to 100 ft. .

Resolved, that the decision of the borough superintendent dated July 9, 1948 on Alt. Applic. 1309-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the construction of the building as proposed within the mapped street as shown on plans filed with this appeal marked "Received July 9, 1948," two sheets, *on condition* that as proposed in the event of acquisition of the portion of the premises for street purposes as mapped, no claim will be made for the building above the fair value of the land; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

685-48-A

APPLICANT—Abbott, Merkt and Company, for Third Avenue Transit Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: R. H. Tatlaw, J. Korivasky and F. E. Seeney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (685-48-A)

WHEREAS, Abbott, Merkt & Company, for Third Avenue Transit Corp., owner, filed July 13, 1948, an appeal from a decision of the borough superintendent, affecting premises 4065 10th avenue, southeast corner of West 218th street (Block 2213, Lot 6), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated July 1, 1948, on Misc. F. P. Applic. 1702-48, reads:

"1. The installation of eight (8) 5000 gallon tanks for storage of volatile inflammable oil is contrary to C19-69.0 Adm. Code—which limits the volume permissible to 550 gallons per tank.

2. Tanks to be located and covered as per C19-69.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story (40 ft.) in height, 306 ft. 11 in. by 500 ft. in area, erected in 1898, located in an unrestricted use, B area and Class 1¼ height district, of Class 3 construction, used and occupied as a carbarn—100 persons; proposed to be used and occupied as a bus garage—100 persons; that the building is equipped with a two source sprinkler system throughout and a stand pipe system; that an approved CO₂ system will be installed in the oil pump room and storage tanks; that there are three steel stairs, enclosed in cement blocks, equipped with hollow metal self-closing doors, one of which stairs leads to the roof, and three fire escapes extending to the roof by ladder and to the street by stairs; that window and door openings on the course of the fire escape are fire-proof self-closing; and

WHEREAS, C. O. 23265 issued January 7, 1938 to premises 4056-62 Ninth avenue permits the use for the inspection of railway cars; and

WHEREAS, the applicant states that it is proposed to convert the premises to a bus garage serving approximately 312 passenger buses powered by diesel motors and to install eight 5,000 gallon Diesel oil tanks, three 7500 gallon No. 2 Fuel Oil tanks, three 2000 gallon lubricating oil tanks and one 2000 gallon waste oil tank; that the installation of tanks at these capacities will eliminate the installation of 114 550-gallon tanks with more than 2,000 fittings, each of which fittings would be a possible source of leakage; that the Diesel oil which will be used for powering the bus motors and the fuel oil which will be used for the heating plant, are essentially of the same flash and are not volatile oils; and

WHEREAS, the applicant contends that the construction of the tanks will comply with the requirements of the Oil Burner Rules of the Board and the installation will be substantially as indicated on plans filed with this appeal; that the oil pump space will be removed from the oil storage space and located 3 ft. above the highest elevation of the buried tanks; that the oil pump space will be surrounded by an 8 in. fire partition and ventilated by an air inlet in the wall and by air ducts; that the outward flow of air will be actuated by an electrically operated fan connected with the dispensing system, so as to assure operation while the pumps are being used; that all motors for the oil pumps will be explosion-proof and there will be no oil fired heaters in the same area as the pumps or in the area where busses will be fueled; that the oil pump room will be provided with an automatic CO₂ system to the satisfaction of the fire commissioner.

Resolved, that the decision of the borough superintendent on Misc. F. P. Applic. 1702-48, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the tanks shall be of the construction as approved under the Oil Burner Rules for tanks of similar size and shall be located in a pit to be constructed substantially as indicated on revised plan marked "Received September 10, 1948"; that such pit shall be of fireproof construction and shall be waterproofed as to the floor and of sufficient height up to the side walls so as to furnish a waterproofed capacity equal to the capacity of all the tanks; that tanks saddles as proposed shall not be over 6 ft. center to center; that the arrangement shall be as shown on such plan filed September 10, 1948; that the area shall be ventilated with in and out ventilation at all times and the fan shall be electrically connected to the pumps so that the pumps will not operate unless the fans are in operation; that the drainage to the sump pit as shown shall be provided with means for drainage or pumping out satisfactory to the fire commissioner; that an oil separator shall be installed as the department shall require; that the grating beyond the building line shall be of sufficient strength to permit the driving of trucks over; that in addition to the CO₂ system proposed, there shall be an open siamese connection with an open end to the cellar to permit the pumping in of foam in the event of necessity; that such siamese shall be

MINUTES

located toward the center along the 9th avenue front and shall have a sign reading "For Foam Only"; that in all other respects, the installation shall comply with all laws, rules and regulations applicable thereto.

689-48-A

APPLICANT—William W. Fitzhugh, Inc. (lessee), for Bush Terminal Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: William W. Fitzhugh, Jr.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (689-48-A)

WHEREAS, William W. Fitzhugh, Inc. (lessee), for Bush Terminal Company, owner, filed July 2, 1948, an appeal from a decision of the fire commissioner, affecting premises 4814-4824 2nd avenue, northwest corner of 49th street (Bush Building No. 3); (Block 771, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated June 3, 1948, reads:

"This will acknowledge receipt of your letter of May 25, 1948 wherein you request a permit for employees to smoke in the office area of your factory building situated at 2nd Ave. & 49th St., Brooklyn.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1015 Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the building is one story (21 ft. 8 in.) in height, 100 ft. by 100 ft. 4 in. in area, of class 1 construction, erected in 1906, located in an unrestricted use, A area and class 1 height district, used and occupied since July 1938 as office space, material receiving and plate room; that the building is equipped with a two source sprinkler system throughout, an approved standpipe system; and

WHEREAS, C.O. 90165 issued November 21, 1938 upon completion of Alt. 282-38, permits the use of the building throughout as a factory; and

WHEREAS, the applicant requests permission for the employees to smoke in the office portion of the factory building; that the office construction, now completed under an alteration approved February 20, 1948, provides for complete sealing of the office area from the balance of the building by an 8 in. cinder block and 4 in. terracotta wall, so that the office area is in effect a separate building adjacent to and under the same roof as the balance of the building; that the roof is of reinforced concrete, brick and fire-resistant materials; it is therefore requested that since the office area can be regarded as distinct from the factory area where smoking will be prohibited, that the Board grant permission to smoke in this portion of the building; and

WHEREAS, it appears that there is no interior fire alarm system in the building and the applicant refers to the water flow alarm of the sprinkler system and that monthly fire drills are not required in this portion of the building.

Resolved, that the decision of the fire commissioner dated June 3, 1948 be and it hereby is *modified* and that the appeal

be and it hereby is *granted on condition* that no smoking shall be carried on or permitted throughout the building, except in the spaces as proposed and as indicated on plans filed with this appeal marked "Received July 2, 1948," two sheets; that such receptacles for smokers' refuse shall be maintained as the fire commissioner shall direct; that such signs shall be posted as the fire commissioner shall require, stating the spaces in which smoking is permitted under this resolution; that the fire fighting equipment as stated shall be maintained and the building in all other respects shall be maintained in accordance with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed.

712-48-A

APPLICANT—Arnold W. Lederer, for Julia Kravitz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2236 East 27th street, west side, 274.5 ft. south of Avenue V (1st floor); (Block 7384, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Julia Kravitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (712-48-A)

WHEREAS, Arnold W. Lederer, for Julia Kravitz, owner, filed July 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 2236 East 27th street, west side, 274.5 ft. south of Avenue V, (1st floor); (Block 7384, Lot 20), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1948, on amendment to B.N. Applic. 1456-43, reads:

"1. Proposed frame extension to a Class 3 constructed bldg., is contrary to Section 4.1.5 of the code.

2. Ventilation for rear bedroom to comply with Section 5.1.4.3 of the code."

and

WHEREAS, the applicant states that the building is one story and basement, (18 ft.) in height, 21 ft. 9 in. by 56 ft. in area, of class 3 construction, on a lot 21 ft. 9 in. by 100 ft. in area, in a residence use, D area and class 1 height district, erected in 1938, and used and occupied since 1944 under Alt. 907-44 as a two family dwelling; and

WHEREAS, Violation 5460-43 issued September 17, 1943, was for erecting a one story frame extension at the rear 1st floor without a permit; and

WHEREAS, C.O. 92939 issued August 2, 1939, upon completion of N.B. 11101-38, permits the use of the building as a one family dwelling and garage; and

WHEREAS, approved Alt. 907-44 described the building as two family dwelling and private garage for which no certificate of occupancy has as yet been issued; and

WHEREAS, the applicant contends that when the building was converted to two family dwelling under Alt. 907-44, it was intended that the owner's mother occupy the proposed additional apartment; that living conditions on 1st floor became so cramped that there was no study or play space for the children and therefore the owner enclosed the fire-proof porch with studs covered on the exterior with asbestos shingles and brick filled on the lot line, which resulted in a small enclosure with windows and doors, as indicated on plans filed with this appeal; that inasmuch as the extension is small and is adequately fire-retarded and in view of the fact if the building were erected as a frame building orig-

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inally, the extension would be permitted and inasmuch as the building occupies the full width of the lot, the objection of the department was raised notwithstanding the fact that the extension does not occupy the full width of the lot; that no further extension is proposed; it is requested that the Board accept the alcove opening indicated as adequate ventilation for the bedroom at the northwest corner of the 1st story.

Resolved, that the decision of the borough superintendent dated July 21, 1948 on amendment to B.N. Applic. 1456-43, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the rear extension as proposed shall not be increased; that there shall be a closure of incombustible materials between the floor and the grade at the lot line; that the opening between the former room and the extension shall not be less than shown on plans filed with this appeal marked "Received July 22, 1948," two sheets; that the window on the lot line as shown shall be fireproof, glazed with wire glass and made self-closing; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

768-48-A

APPLICANT—Peter H. Brandt, for Broadway-Trinity Place Corp., owner, (American Export Lines, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-39 Broadway, south side, 71 ft. 4 in. east of Morris street and 11-15 Trinity place (7th floor); (Block 20, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Peter H. Brandt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy	4
Negative	0

THE RESOLUTION (768-48-A)

WHEREAS, Peter H. Brandt, for Broadway-Trinity Place Corp., owner (American Export Lines, Inc., lessee), filed September 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 35-39 Broadway, south side, 71 ft. 4 in. east of Morris street and 11-15 Trinity place (7th floor); (Block 20, Lot 4), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1948, on amendment to B.N. Applic. 2429-48, reads:

"1. Capacity of stairs inadequate to accommodate more persons."

and

WHEREAS, the applicant states that the building is 38 stories (430 ft. 10½ in.) in height, 88 ft. 9¾ in. by 190 ft. 3 in. in area, of Class 1 construction, erected in 1927, in an unrestricted and business use, B area and Class 2½ height district, used and occupied since 1928, pursuant to C.O. 14037, as follows: cellar—storage—no persons; 1st floor—stores and offices—150 persons; 2nd to 38th floors—offices—90 persons each floor, proposed to be used and occupied without change, except that the occupancy of the 7th floor will be increased to 133 persons; that the building is provided with one interior fireproof stairs and one fire tower from the roof to the street; and

WHEREAS, the applicant contends that the lessee, American Export Lines, occupies space on the 1st floor, which is the street floor, on the Broadway side of the building and a portion of the 1st floor on the Trinity place side, which is at a lower grade; that it is necessary for the lessee to

increase its office space and it has leased the entire 7th floor; that request was made to the borough superintendent to permit the increase in occupancy on the 7th floor to 133 persons; that the existing certificate of occupancy permits only 90 persons on the 7th floor; that while this certificate permits 90 persons per floor between the 2nd and 37th floors, the average occupancy for all these floors is only 43½ persons per floor or less than one half of that permitted and thus permission for the increase to 133 persons on the 7th floor should have no material effect on the gross occupancy of the building; that if permitted, the increase to 133 persons on the 7th floor will increase the average occupancy from the present 43½ persons per floor to 47½ persons per floor, which will still be only slightly in excess of one half the permitted occupancy of 90 persons per floor; that since the lessee will occupy both the 1st and 7th floors, its employees will be more or less of a transitory nature and therefore at all times the number of occupants on each floor will vary and there may be times when the number on the 7th floor will not exceed 90 permitted; and

WHEREAS, plans filed with this appeal indicate a proposal to construct a horizontal exit on the 7th floor by the creation of an area enclosed in fireproof construction having an area of 533 sq. ft. which is adequate to accommodate the total proposed occupancy of the floor based on a computation of 3½ persons per square foot.

Resolved, that the decision of the borough superintendent dated August 27, 1948 on amendment to B.N. Applic. 2429-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the additional occupancy as proposed shall apply to the 7th floor only; that the occupancy of the other floors shall not exceed an average of fifty per floor above the first; that the partitions and fire doors shall be constructed and maintained as indicated on plan filed with this appeal marked "Received September 1, 1948"; that the door to the private corridor shall swing in the direction of exit; that the door across the lobby to the elevator partition wall shall be fireproof self-closing and kept closed at all times and a sign shall be maintained on the door to this effect; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the conditions remain as proposed and the space is occupied by the American Export Lines, Inc., as lessee for a lease not longer than ten years.

255-41-A

APPLICANT—Stillwell Nursing Home, lessee, for Warren-Chambers Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: May B. McKenna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy	4
Negative	0

THE RESOLUTION (255-41-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn, was granted by the Board on April 22, 1941, on certain conditions, for a term of two years; and

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WHEREAS, the term of variance was extended on July 25, 1944 and July 16, 1946; and

WHEREAS, the resolution was amended on September 17, 1946 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 22, 1941 as amended through July 22, 1947, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"that this variance may continue for a term of two (2) years from the date of this *amended* resolution and only so long as the premises meet the requirements of this resolution as amended through July 22, 1947 and the requirements of the Department of Hospitals; that a one source sprinkler system shall be installed throughout the building and shall be maintained to the satisfaction of the borough superintendent."

961-47-A

APPLICANT—A. H. Salkowitz, for Cresthaven Building Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—3-37 149th street (Block 4494, Lot 10); 3-41 149th street (Block 4494, Lot 8); 3-45 149th street (Block 4494, Lot 6); 3-51 149th street (Block 4494, Lot 1); 5-03 149th street (Block 4496, Lot 6); 5-19 149th street (Block 4496, Lot 1); 6-03 149 street (Block 4497, Lot 4); 149-05 5th avenue (Block 4494, Lot 60); 149-09 5th avenue (Block 4494, Lot 58); 149-08 5th avenue (Block 4496, Lot 8); 149-12 5th avenue (Block 4496, Lot 10); 149-07 6th avenue (Block 4496, Lot 53); 149-11 6th avenue (Block 4496, Lot 51); and 149-10 6th avenue (Block 4497, Lot 6); Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (961-47-A)

WHEREAS, this appeal affecting premises 3-37, 3-41, 3-45, and 3-51 149th street, 5-03, 5-19 and 6-03 149th street; 149-05, 149-09, 149-08, 149-12 5th avenue; 149-07, 149-11 and 149-10 6th avenue (Block 4494, Lots 10, 8, 6 and 1; Block 4496, Lots 6, 1; Block 4497, Lot 4; Block 4494, Lots 60 and 58; Block 4496, Lots 8 and 10; Block 4496, Lots 53 and 51 and Block 4497, Lot 6, respectively), Whitestone, Borough of Queens was granted by the Board on November 18, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 18, 1947 by adding thereto:

"*Resolved further*, as to N.B. Applications 4110, 4111, 4112, 4118, 4119, 4122 and 4123 of 1947, that the buildings may be 36 ft. in depth instead of 32 ft. 5 in. in depth as originally shown and as now indicated on revised plans marked "Received July 27, 1948," three sheets and as to N.B. Applic. 4113-47, that the size of the building may be 24 ft. 8 in. by 36 ft. as shown on

such plan, *on condition* that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, all as passed upon by the borough superintendent under amendment to these various applications; house number referred to in resolution of November 18, 1947 as 3-51 149th street shall be changed to 149-01 5th avenue as now designated."

257-46-A

APPLICANT—Homer R. Seeley, Deputy Commissioner, Department of Public Works, for The City of New York, owner.

SUBJECT—Appeal from decisions of the fire commissioner.

PREMISES AFFECTED—Area between Beach 106th and Beach 108th streets, U.S. Bulkhead, Jamaica Bay Wainwright Court (Block 595, all lots), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

1060-46-A

APPLICANT—Lama and Proskauer, for N.F. Realty Corp., owner (Model Plastic Corp., lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 3 in. east of Nostrand avenue (Block 1867, Lots 78 and 121), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

28-47-A

APPLICANT—The Linde Air Products Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—457-479 Driggs avenue, south side, from North 10th to North 11th streets (Block 2299, Lots, 1-5 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

456-47-A

APPLICANT—Lama and Proskauer, for Elizabeth Contessa, owner (A.A.A. Summer School, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4510 Surf avenue, southwest corner of Beach 45th street (1st floor); (Block 7038, Lot 86), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

573-47-A

APPLICANT—G. and S. Manufacturing Co., lessee, for Sustrin Holding Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2566-2576 Pitkin avenue, south side, 80 ft. west of Milford street (Block 4024, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

641-47-A

APPLICANT—Sidney Daub, for Estelle G. Klar and A. Arthur Klar, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26 West 37th street, south side, 372 ft. 1 1/3 in. west of 5th avenue (2nd floor); (Block 838, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

688-47-A

APPLICANT—John J. McNamara, for Bagred. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—41-47 West 45th street, north side, 363 ft. 9 in. east of Avenue of The Americas (6th); (Block 1261, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: John E. Fabregas, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

106-48-A

APPLICANT—Chapel Hill, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—137-141 East 71st street and 980-986 Lexington avenue, northwest corner (Block 1406, Lots 15 1/2, 16, 17 and 58 1/2), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

316-48-A

APPLICANT—Oscar Katz, for Nicholas and Katherine Hansen, owners.

SUBJECT—Application placed on reserve calendar June 15, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—129-10 94th avenue, southeast corner of 129th street (Block 9445, Lots 21 and 26), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of filing application 808-48-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

272-19-A

APPLICANT—Louis A. Kiesewetter, for The Texas Co., owner.

SUBJECT—Application for consideration—reopening re new order re Appeal from an order and a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—744 Clinton street, northwest corner of Bryant street (foot of Bryant street at Gowanus Canal Bay); (Block 618, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Appeal reopened and restored to calendar.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

128-48-A

APPLICANT—Harry S. Kohl, for 448 86th Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, (previously granted on condition).

PREMISES AFFECTED—450 86th street (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Kohl and Lain Abt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal reopened and restored to calendar.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

47-26-S

APPLICANT—Cross and Brown, for Colonia, Inc., owner.

SUBJECT—Application reopened February 25, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); Block 868, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert J. Courtney.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 p.m. applicant to file revised plans.

528-47-A

APPLICANT—Emil G. Hantsche, Jr. for Emil G. Hantsche, Jr. and Estate of Walter S. Thomson, owners.

SUBJECT—Application reopened May 25, 1948, re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles D. Wahn and Joseph Lau.
For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to October 5, 1948 at 2 P.M., for inspection by a committee of the Board.

495-48-A

APPLICANT—Benar Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-10 to 162-14 Jamaica avenue, south side, 51 feet west of New York boulevard, 92-15 to 92-29 Union Hall street, and 92-14 to 92-20 New York boulevard, (Block 10102, Lots 4, 6, 13, 15, 72, 74, 79) Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M., at the request of the applicant.

496-48-A

APPLICANT—Benar Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-10 to 162-14 Jamaica avenue, south side, 51 feet, west of New York boulevard, 92-15 to 92-29 Union Hall street, and 92-14 to 92-20 New York boulevard, (Block 10102, Lots 4, 6, 13, 15, 72, 74, 79); Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M., at the request of the applicant.

679-48-A

APPLICANT—The National Sugar Refining Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building; Boiler House Building, ground, 2nd and 3rd floors; Power House buildings; Bag Plant building; F building, 2nd, 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse buildings, 1st and 2nd floors); (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles Hagan.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M., at request of Engineering Division for further study.

ZONING APPLICATIONS

103-35-BZ

APPLICANT—William H. Altman, for Harry Brodsky, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5001-5011 Flatlands avenue and 1869-1875 Utica avenue, northeast corner (Block 7798, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (103-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 5001-5011 Flatlands avenue and 1869-1875 Utica avenue, northeast corner (Block 7798, Lot 33), Borough of Brooklyn, was granted by the Board on June 25, 1935, on certain conditions; and

WHEREAS, on September 13, 1938, the resolution was amended and the term of variance was extended for ten years; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 25, 1935, as amended on September 13, 1938, only so far as it has reference to the term of the variance, so as amended, this portion of the resolution shall read:

"Granted under section 7f for a term of ten (10) years from the date of this amended resolution . . . and that other than as herein amended, the conditions of the resolution of September 13, 1938, shall be complied with."

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304-41-BZ

APPLICANT—Irving E. Kanner, for 112 West 31st Street Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, permitting partly in a retail use district and partly in an unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lot 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard L. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (304-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting partly in a retail use district and partly in an unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles, affecting premises 116-118 West 31st street, south side, 204 ft. 2 in. west of 6th avenue (Block 806, Lots 52 and 53), Borough of Manhattan, was granted by the Board on June 24, 1941, on certain conditions; and

WHEREAS, on April 27, 1948, the term of variance was extended for two years; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted April 27, 1948, by adding thereto:

"that, in view of statement by applicant that the premises are partly in an unrestricted district and partly in a retail district, whereas the premises are actually partly in an unrestricted use and partly in a restricted retail use district, the terms of this resolution may still apply as passed upon by the borough superintendent in letter dated July 27, 1948."

418-46-BZ

APPLICANT—Kitzler and Nurick, for Salvatore Franzone, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the rearrangement of an existing gasoline service station.

PREMISES AFFECTED—137-32 Centerville street, northwest corner of 149th avenue (Block 11534, Lot 36), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Perry B. Goodstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (418-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the rearrangement of an existing gasoline service station, affecting premises 137-32 Centerville street, northwest corner of 149th avenue (Block 11534, Lot 36), Ozone Park, Borough of Queens, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 25, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that all work has been completed, except curbs, sidewalks and the driveway across the sidewalks, that such work shall be completed within three (3) months after the grades have been established by the Borough President (Alt. 3484-46)".

481-47-BZ

APPLICANT—Lama and Proskauer, for Rosario Esposito, owner (George P. Kirschner, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of five years, the change of occupancy from garage for five motor vehicles, to motor vehicle repair shop (radiator and fender repairs).

PREMISES AFFECTED—30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (481-47-BZ)

WHEREAS, this application, under section 7i of the zoning resolution, permitting in a business use district, for a term of five years, the change of occupancy from garage for five motor vehicles, to motor vehicle repair shop (radiator and fender repairs), affecting premises 30 Conselyea street, south side, 200 ft. west of Lorimer street (Block 2756, Lot 16), Borough of Brooklyn, was granted by the Board on February 3, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 3, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Borough Superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 770-47)."

486-47-BZ

APPLICANT—Lama and Proskauer, for Robert Romanelli, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

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cision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, an extension to an existing junk shop, for the storage of rags, scrap metal, paper storage and the baling of paper.

PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (486-47-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, an extension to an existing junk shop, for the storage of rags, scrap metal, paper storage and the baling of paper, affecting premises 149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, northeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens, was granted by the Board on February 25, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 25, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 281-47)."

826-47-BZ

APPLICANT—George Alexander, Jr., for Sophie Doughtrey, owner.

SUBJECT—Application for consideration—reopening and amendment of plans—Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an office, sale, display and storage of new cars, parts department and motor vehicle repair shop.

PREMISES AFFECTED—1635-1653 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Alexander, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans amended.

THE VOTE TO REOPEN AND AMEND PLANS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (826-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an office, the

sale, display and storage of new cars, parts department and motor vehicle repair shop, affecting premises 1635 to 1653 Albany avenue, east side, 123.5 ft. north of Avenue H (Block 7725, Lots 13, 16, 18 and 20), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, plans submitted for approval by the Board, in compliance with the requirements of the resolution were approved on February 3, 1948; and

WHEREAS, the resolution was amended on May 25, 1948; and

WHEREAS, the applicant requested an amendment of plans.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 9, 1947, as amended through May 25, 1948, by adding thereto:

"... that revised plans marked "Received May 13, 1948," 3 sheets, may be substituted for plans previously approved, on condition that in all other respects the resolution adopted by the Board through May 25, 1948 shall be otherwise complied with."

234-41-BZ

APPLICANT—Gulf Oil Corporation, for Trustees of Columbia University in the City of New York, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the alteration and reconstruction of a gasoline service station.

PREMISES AFFECTED—2011-2013 Broadway, west side, from West 68th to West 69th streets, 151-155 West 68th street and 166-178 West 69th street (Block 1140, part of Lots 4, 5, 7, 10, 14, 55 and 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen, withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

708-45-BZ

APPLICANT—Paul Friedman, for Mutual Life Insurance Co. of New York, and Sears-Roebuck and Co., owners (Sears-Roebuck and Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five (5) motor vehicles (previously granted by the Board; reopened April 8, 1947 and withdrawn July 15, 1947).

PREMISES AFFECTED—2359-2381 Bedford avenue, east side, 158 ft. 3¼ in. south of Tilden avenue and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23, 27 and 53), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

MINUTES

1059-46-BZ

APPLICANT—Lama and Proskauer, for N. F. Realty Corp., owner (Model Plaster Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit partly in a residence use and partly in an unrestricted use district, the proposed change in occupancy of a public garage, for more than five motor vehicles (previously granted by the Board) to manufacturing use.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lots 78 and 121), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

611-47-BZ

APPLICANT—Lama and Proskauer, for Elizabeth Contessa, owner (The AAA Summer School, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from furnished rooms to day camp and Summer School, 1st floor and furnished rooms, 2nd floor and attic.

PREMISES AFFECTED—4510 Surf avenue, southwest corner of Beach 45th street (Block 7038, Lots 1 and 86), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

1085-47-BZ

APPLICANT—Joseph Mathieu, for Nassau Savings and Loan Association, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—2815-2819 Atlantic avenue (2815 displayed) and 217-223 Hendrix street, northeast corner (Block 3948, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Schirmer and Joseph Mathieu.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

367-48-BZ

APPLICANT—Henry George Greene, for Grenalt Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in use of an existing building from residence to business use (offices).

PREMISES AFFECTED—242 East 52nd street, south side, 150 ft. west of 2nd avenue (Block 1325, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

918-22-SA

APPLICANT—Eureka Williams Corp., Williams Oil-O-Matic Division, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional name—re Williams Hi-Pressure Oil Burner, Model HP-1; previously approved.

APPEARANCES—

For Applicant: S. F. Brown.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief Hennessy 4
Negative 0

THE RESOLUTION (918-22-SA)

WHEREAS, this application was filed July 10, 1922, with the Board of Standards and Appeals for approval of the appliance known as the Williams Oil-O-Matic Fuel Oil Burner; and

WHEREAS, this appliance was approved by the Board November 21, 1922, for general installation and various models of this burner have been incorporated in this approval from time to time; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 16, 1948 by adding thereto:

"that Model HP-1 may be marketed by the National Radiator Company of Johnstown, Pa., under the brand name 'Series 02 National Radiator Oil Burner' on condition that in all other respects the requirements of the resolution adopted March 16, 1948 shall be complied with."

108-34-SA

APPLICANT—Westchester Home Equipment Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re additional trade name—re Wheco Oil Burner; previously approved.

APPEARANCES—

For Applicant: Herbert H. Mesinger.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

THE RESOLUTION (108-34-SA)

WHEREAS, The Westchester Home Equipment Company, Inc., owner, filed on April 20, 1934, an application with the Board of Standards and Appeals for approval of their appliance known as the Wheco Oil Burner; and

WHEREAS, this appliance was approved by the Board on June 12, 1934; and

WHEREAS, the resolution was amended from time to time, and last amended on June 17, 1941; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 17, 1941 by adding thereto:

"that this appliance may also be marketed under the name of 'Thrift-T-Heat' by the owner manufacturer *on condition* that the terms of this resolution shall be complied with."

62-33-SA

APPLICANT—Florence Stove Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change in Model numbers—re Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28 also known as CH-29, CH-9, RH-7, RH-9 and CH-27; previously approved.

APPEARANCES—

For Applicant: Frank H. Schneider and George A. Quinlan.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

219-34-SA

APPLICANT—Florence Stove Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change in Model numbers—re Florence Range Burner; previously approved.

APPEARANCES—

For Applicant: Frank H. Schneider and George A. Quinlan.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

172-35-SA

APPLICANT—Florence Stove Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change in Model numbers—re Florence Oil Space Heaters, Models PR-10, PR-81, PC-8 and PH-28 previously approved.

APPEARANCES—

For Applicant: Frank H. Schneider and George A. Quinlan.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

545-39-SA

APPLICANT—Florence Stove Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change in Model numbers—re Florence Cabinet Heaters, Models CK-1, CK-2, CJ-1, CJ-21 and C-2; previously approved.

APPEARANCES—

For Applicant: Frank H. Schneider and George A. Quinlan.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

155-40-SM

APPLICANT—The Tremco Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Tremco Caulking and Pointing Compound (previously dismissed).

APPEARANCES—

For Applicant: William M. Crouse.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

402-48-SM

APPLICANT—Isidor Geier, owner.

SUBJECT—Geier Fireproof and Ventilating (One Hour Kalamein) Door, approval of.

APPEARANCES—

For Applicant: Paul J. Madden.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Assistant Chief
Hennessy 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 27, 1948, as they appeared in Bulletin No. 31, Vol. 33, are hereby corrected to read as follows:

168-48-SA

APPLICANT—J. O. Ross Engineering Corp., owner.

SUBJECT—Ross Industrial Oven (Electric, Oil or Gas Fired), approval of.

MINUTES

APPEARANCES—

For Applicant: R. E. Gossett and H. G. Rappolt.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (168-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 20, 1948.

RE: CAL. 168-48-SA.

SUBJECT: Ross Industrial Oven, Gas Fired Type MR approval of;

J. O. Ross Engineering Corp., New York City filed, February 10, 1948, an application with the Board of Standards and Appeals for Approval of the Ross Industrial Oven under C26-191.0 and Article 12, Heating appliances Combustion and Chimneys of the Administrative Building Code and the Paint Spraying Rules of the Board adopted under, Cal. 353-30-SR.

Description

This type oven is of the direct fired external heater type which is described by the National Fire Protection Association as an oven having the burners in a combustion chamber effectively separated from the oven chamber and so arranged that the products of combustion are discharged into the oven by a circulating fan or blower.

The oven inclosure is formed by standard 4 inch thick rock wool filled panels of two sheets of No. 20 gauge black sheet steel and the heater enclosure is made of $\frac{1}{8}$ " steel plate. The roof panels are held in place by pins and are free to lift if there is any internal pressure. Structural steel members as necessary form the frame work for the panels.

The heater equipment consists of Burners, Fans and Safety Controls.

The burners are Maxon Premix Line Burners approved by the Board of Standards and Appeals Cal. No. 203-44-SA. The fans of the fully housed centrifugal type, include a circulating fan and an exhaust fan. The exhaust fan takes air from an area in the oven near the entering end where the solvent concentration is greatest and discharges it outdoors. The exhaust fan is sized according to the solvent evaporation, on a basis of 10,000 c.f.m. at 70° per gallon of solvents as required by the Underwriters and Factory Mutual.

About 50 to 75% of the air handled by the circulating fan is taken back for reheating.

The products of combustion form only a very small part, 2 or 3% of the total circulated air.

The safety controls consist of Wheelco Flame-Otrol; Foxboro Air Operated Type Recorder controller for oven temperature; Foxboro Stabilflo diaphragm valve for precision control; Main Line Solenoid Valves and Maxon Premix Main reset gas shut off valve; Minneapolis Honeywell Pressure Switches, to protect against low pressure or failure of air or gas supplied; Burling Control Switch to protect against excess temperatures and the resulting damage to fan and ducts; Air Flow Switches, for protection against fan failure. A failure of any of these safety devices will interrupt the electrical circuit feeding the gas line shut-off valve, causing it to close. It will remain closed until manually reopened. A time delay relay is used to purge the oven before the heater can be lighted.

The circulating fan causes air turbulence in all parts of the oven and prevents pockets of solvent vapors from forming. The supply fan carries the air to the oven air headers and then discharges it downward thus a blanket of air is discharged along all walls and a

uniform heat is maintained. The metal material to be baked is first spray painted and then moves through the oven on a conveyor.

Inspection and Test

Inspection and Tests were made at the E. A. Laboratory, 696 Myrtle Avenue, Brooklyn, New York, March 29, 1948. Present at the test were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. R. E. Gossit, P. Hoccke and A. J. Mannino representing the applicant. This system was found to operate as designed and to be equipped with safety controls as required by the Rules of the Board.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends that approval under C26-191.0 of the Ross Industrial Oven Gas Fired, provided the oven and appurtenances are installed in accordance with the requirements of Article 12 Administrative Building Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes and Lacquers and other such Flammable surface coatings and the storage of such materials and provided further that a fire screen of 40/40 mesh of stainless steel wire .010 diameter shall be installed totally enclosing the burner flame and far enough away so that the flame will not impinge on it or cause it to heat up to a visible red color. A by-pass can be installed around the burner to prevent too great a reduction in circulating volume and provided further that each oven bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City, under Cal. 168-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

* Correction—The name "Humphry-Davies" deleted in line 11 of the Report of Committee on Test, under the heading of *Recommendation* and the words "mesh of stainless steel wire of .010 diameter" substituted therefor.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 20, 1948, as they appeared in Bulletin No. 30, Vol. 33, are hereby corrected to read as follows:

282-48-BZ

APPLICANT—David I. Shivitz, for Rose Hurwitz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: David I. Shivitz and Max Siegel.
For Opposition: Cecilia Ott, Anna Kashuba, Frank Jinora, James Tricario and Frank Malito.

MINUTES

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee..... 3
Negative: Chairman Murdock 1

THE RESOLUTION (282-48-BZ)

WHEREAS, David I. Shivitz, for Rose Hurwitz, owner, filed March 25, 1948, an application under section 7e of the zoning resolution to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry, affecting premises 1001 White Plains road and 1895 Bruckner boulevard, northwest corner (Block 3732, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road and the site are in residence and local retail use, D and E area, Class 1 height districts; Bruckner boulevard is in residence and local retail use, E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1948, re N.B. Applic. 2169-48, reads:

"1. Proposed use of a Gasoline Service and Oil Selling Station, in both Local Retail and Residence Districts, is contrary to Sections 4-C and 3 of Article II of the Zoning Resolution, and is, therefore, DENIED."
and

WHEREAS, the applicant states that the premises consist of a plot 123.18 ft. front by 132.40 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 46 feet front by 53 feet in depth, one story 15 feet in height, of Class 3 construction, to be used as a gasoline service and oil selling station; and

WHEREAS, the applicant contends that it is proposed to develop that portion of the plot lying within the local retail use area with a gasoline station and accessory building and to landscape the remaining portion lying in the residence use area; that no portion of the station proper will be within this residence use district; that the proposed station and accessory building will be designed in a classical style and the pumps will be of the parkway type encased in masonry pedestals; that planting beds will be provided between the driveway openings and the entire station erected in a manner to enhance the character of the neighborhood; that both White Plains Road and Bruckner boulevard are heavily trafficked arteries; that the general area is vacant and unimproved and a good portion of it lies on swampy ground which has been recently filled in and is not readily adaptable for conforming development; that the subject plot cannot be reasonably developed for conforming use and there is no neighborhood support to warrant the erection of a development devoted to local retail uses; that the only practical use that can be made of this site is the proposed gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-

trict regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years from the date of this resolution to permit the premises as proposed and as indicated on plans filed with this application marked "Received March 25, 1948," three sheets, to be occupied as a gasoline service station in accordance with such plans, *on condition* that the station and its use shall be limited as proposed entirely to the local retail district and to the use of a gasoline station only; that the portion of the plot in the residence district shall be landscaped as proposed; that the arrangement of the premises shall be as proposed and as indicated on such plans; that the premises where not occupied by accessory buildings, pumps and planting shall be paved with concrete or tarvia or other suitable reasonably impervious pavement; that on the interior lot lines there shall be erected a substantial woven wire fence of the chain link type continuously, not less than 5 ft. 6 in. in height; that curb cuts shall be restricted to two (2) curb cuts to White Plains road and two curb cuts to Bruckner boulevard, each not exceeding 25 ft. in width and no curb cut shall be nearer than 5 ft. to the line of the local retail district as extended; that the number of gas tanks shall be restricted to three (3) 550 gallon tanks as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and all roof signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

* Correction—The term of "five (5) years" changed to "ten (10) years" in line 61 of the resolution.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 27, 1948, as they appeared in Bulletin No. 31, Vol. 33, are hereby corrected to read as follows:

533-48-A

APPLICANT—Morris Whinston, for 1669-1677 Broadway Corp., owner (A.A. and M. Hotel Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—223 West 52nd street and 1671-1677 Broadway northwest corner (Block 1024, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Whinston.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

* Correction—The address changed from "West 42nd street" to "West 52nd street" and the name Morris Whinston inserted in appearance for applicant.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

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CITY OF NEW YORK

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No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On September 15, 1948, copy of Petition and Order of Certiorari was served on the Board by Francis A. McGrath, attorney for Furman Avenue Realty Corporation, owner, (Juniper Valley Dairy Co., Inc., lessee), in re the Board's denial of their appeal on July 27, 1948, in connection with the Borough Superintendent's revocation of his approval on Alt. Application 67-1948; Cal. No. 609-48-A; premises 65-02 to 65-42 79th street, Middle Village, Borough of Queens.

* * *

On September 15, 1948, copy of Petition and Order of Certiorari was served on the Board by M. S. & I. S. Isaacs, attorneys for Urling Sibley Iselin, Sissie S. Lehman, et al, adjoining and adjacent property owners, in re the Board's denial of their appeal on July 27, 1948, to revoke the Borough Superintendent's permit; Cal. No. 569-48-A; premises 110 East 71st street, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to September 21, 1948.

Cal. No. Dept.

Premises Affected

820-48-BZ—H.B.Q.—72-13 Metropolitan avenue, north side, 69.74 ft. east of Pleasantview street and 66-55 Pleasantview street (Block 3057, Lots 41 and 51), Middle Village, Borough of Queens, N.B. 7038-47.

821-48-BZ—H.B.Q.—81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38-42 and 47), Elmhurst, Borough of Queens, N.B. 2665-48.

822-48-BZ—H.B.M.—152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan, Alt. 1516-48.

823-48-BZ—H.B.Q.—219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens, Amendment to N.B. 5971-47.

824-48-A—H.B.Q.—190-12 Horace Harding boulevard, south side, 482 ft. 6 in. east of 188th street (Block 7117, Lot 2), Flushing, Borough of Queens, Misc. 6154-48.

825-48-A—H.B.M.—1035 5th avenue and 2 East 85th street, southeast corner (Block 1496, Lot 71), Borough of Manhattan, Alt. 266-48.

826-48-A—H.B.Q.—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard), M-5852-47.

827-48-A—Marine and Aviation—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn, (Under section 35, General City Law re bed of mapped street-India street), Decision.

828-48-A—H.B.M.—304-310 East 64th street, south side, 125 ft. east of 2nd avenue (3rd and 4th floors); (Block 1438, Lot 44), Borough of Manhattan, Alt. 1580-48.

829-48-SA—Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20 and XLO (Model XLO to be marketed as Afco, Bard, Certified, Fire Power-O-Matic, Hall-Neal Victor, J and C, Poweroil, Leeson, McDonald, Meyer Furnace Co., Round Oak Co., Rudy, Shephard Silver Seal, Thatcher, Waterbury, Weil-McLain Oil Burners and Model A to be marketed as Fire Tender Oil Burner), Appliance.

830-48-BZ—H.B.Q.—118-23 Rockaway boulevard and 115-14 Lefferts boulevard, northwest corner (Block 11662, Lots 14, 15, 16, 18, 20 and 21), Richmond Hill, Borough of Queens, N.B. 3484-48.

831-48-BZ—H.B.M.—1240-1254 Broadway, east side, from West 31st to West 32nd streets, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17 and 67), Borough of Manhattan, N.B. 158-48.

832-48-BZ—H.B.Q.—165-36 Union Turnpike, south side, 20 ft. west of 166th street (Block 7016, Lot 1), Flushing, Borough of Queens, N.B. 3329-47.

833-48-A—H.B.B.—193 and 205 Albany avenue, 180 Troy avenue, 1191 Park place, 1008 St. Marks avenue and 162 Troy avenue, blocks bounded by Albany avenue, Troy avenue, St. Marks avenue and Park Place (Buildings 1-6 inclusive); (Blocks 1358 and 1364, Lots 1), Albany Houses, Borough of Brooklyn, N.B. 1011 to N.B. 1016-48, inclusive.

834-48-A—H.B.Q.—149-46 15th drive, south side, 185 ft. west of 150th street (3rd floor); (Block 4664, Lots 44 and 45), Whitestone, Borough of Queens, Alt. 1592-48.

835-48-A—F.D.—103-109 Lexington avenue, north side, 153 ft. 7 in. west of Franklin avenue (cellar); (Block 1967, Lot 58), Borough of Brooklyn, 22779-LF and Decision.

836-48-A—H.B.Q.—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens, (under section 35, General City Law re bed of mapped street-proposed widening of Parsons boulevard), N.B. 2916-48.

837-48-A—H.B.B.—602-608 Cleveland street and 957 Blake avenue, northwest corner (Block 4048, Lot 1), Borough of Brooklyn, Alt. 3393-48.

838-48-BZ—H.B.B.—1316-1318 Avenue U, south side, 40 ft. west of East 14th street (Block 7346, Lots 7 and 8), Borough of Brooklyn, Alt. 1070-48 and Alt. 1071-48.

Restored to Docket

644-48-A—H.B.Q.—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens, Alt. 54-47.

167-46-A—F.D.—254 36th street, east side, 650 ft. north of 2nd avenue (Block 695, Lot 1), Borough of Brooklyn, 1634-LC.

870-39-A—H.B.M.—25 East 78th street, northwest corner of Madison avenue (5th floor); (Block 1393, Lot 14), Borough of Manhattan, Alt. 1585-48.

800-39-SM—United States Gypsum Co., Red Top Overcoat Plaster, manufactured by United States Gypsum Co., Material.

475-48-SM—Durabrik Cinder Back-up Jumbo Brick, manufactured by Durabrik Sales Corp., Material.

164-46-BZ—H.B.B.—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, Alt. 421-46.

165-46-A—H.B.B.—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, Alt. 421-46.

627-26-BZ—H.B.Bx.—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx, Amendment to Alt. 263-48.

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92-37-BZ—H.B.Bx.—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx, Amendment to N.B. 196-48.

489-38-BZ—H.B.Q.—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens, N.B. 3290-36.

647-17-BZ—H.B.B.—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place and 1894-1898 Sterling place, (Block 1472, Lot 25), Borough of Brooklyn, Alt. 2966-48.

514-27-BZ—H.B.Bx.—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx, Alt. 315-48.

1178-40-BZ—H.B.M.—309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan, Alt. 997-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime).....	Aug. 3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
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Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
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Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Dec. 30, 1947—Vol. 32, No. 52
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Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
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Platform Trucks, Specifications for.....	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 10, 1948—Vol. 33, No. 32
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 28, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 28, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

729-38-BZ—Application of Henry Nordheim, applicant, on behalf of Benjamin Pisacane, owner, reopened December 16, 1947, under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

55-45-BZ—Application of Lama and Proskauer, applicants, on behalf of Paul Scieutella, owner, reopened December 16, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop; and for the storage and sale office (previously granted by the Board); premises 51-65 Kingsland avenue (51-61 displayed), 271-275 Withers' street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

118-48-BZ—Application, February 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mareve Realty Corp., owner (Nemet Motors, lessee), to permit in a business use district, the sale and display of more than five new or used motor vehicles; premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

119-48-A—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

298-48-BZ—Application, April 1, 1948, under sections 7c and 21 of the zoning resolution, of Irving M. Fenichel, applicant, on behalf of Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee), to permit in a business use district the extension to existing wet wash laundry; premises 2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

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206-47-BZ—Application, March 6, 1947, under sections 7f and 7e of the zoning resolution, of Joseph A. Dimino, applicant, on behalf of Anthony Coppola, owner to permit in a local retail use district the erection and maintenance of a gasoline service station for a term of ten years; premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

254-48-BZ—Application, March 23, 1948, under sections 7f and 7i of the zoning resolution, of Wilson and Mangano, applicants, on behalf of Melville Springsteen, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop; premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

505-48-BZ—Application, May 20, 1948, under sections 7f and 7i of the zoning resolution, of Michael A. Cardo, applicant, on behalf of Flora Donna Estates, Inc., owner (Matilda Carozza, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop; premises 1733-1737 Gunhill road, and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

506-48-A—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

513-48-A—135-16 to 135-32 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (1st floor); (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

269-48-BZ—Application, March 25, 1948, under sections 7e and 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Alois Prosser, owner, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard; premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

282-35-BZ—Application of Paul Friedman, applicant, on behalf of Bay Parkway Holding Corp., owner, reopened July 27, 1948, for consideration as to extension of term of variance—Application, previously granted on condi-

tion, under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the conversion of occupancy of the use of the premises as office, five-car garage and auto laundry to office lubricatorium, auto laundry and gasoline service station; premises 1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

38-46-BZ—Application of Siegel and Green, applicants, on behalf of Park Plains, Inc., Broad Hill, Inc., Samuel Fine and Jacob Aisenberg, Park Center Realty Corp., owners, reopened July 20, 1948—previously withdrawn under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted; premises 1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

252-47-BZ—Application of Harry M. Prince, applicant, on behalf of 23rd Street Associates, Inc., owner (LaRaine Construction Corp., lessee), reopened June 29, 1948, under section 7b of the zoning resolution, to permit in the residence use district portion of the cellar and first floor, the change in occupancy from auditorium to business use (display); premises 208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan.

143-48-BZ—Application, February 19, 1948, under sections 7e and 21 of the zoning resolution, of Thomas M. Briody, applicant and owner, to permit in a residence and business use, D and F area district, the erection and maintenance of a building to be used as a store and dwellings, without the required side yard in the F area district portion of the lot, and using more than the permitted area in the D and F area district portions of the lot; premises 83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens.

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

447-48-BZ—Application, May 17, 1948, under section 7e of the zoning resolution, of Bryce Rea, applicant and owner, to permit in a residence and local retail use district, the sale and display of more than five used motor vehicles; premises 233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens.

479-48-BZ—Application, May 24, 1948, under sections 7f and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of Betty H. Ossip, owner, to permit in a residence and business use, D area district, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, using more than the area permitted; premises 65-89 Austin street and 94-01 to 94-11 66th avenue, northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens.

522-48-BZ—Application, June 2, 1948, under section 7c of the zoning resolution, of Burke, Morrison and Green, applicant on behalf of Brentwill Corp., owner (Queens Petroleum Co., Inc., lessee), to permit in a residence use district, the extension to existing one story garage to be used for owners' five trucks; premises 93-01 to

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93-11 170th street and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 28, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 28, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

495-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

679-48-A—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building, Boiler House building, ground, 2nd and 3rd floors; Power House building; Bag Plant building; F Building, 2nd 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse building, 1st and 2nd floors; (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

712-48-A—2236 East 27th street, west side, 274.5 ft. south of Avenue V (1st floor); (Block 7384, Lot 20), Borough of Brooklyn.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

1093-47-A—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

128-48-A—450 86th street, (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn (reopened September 14, 1948; previously granted on condition).

649-48-A—753 Melrose avenue, west side, 99.30 ft. north of East 156th street (1st floor); (Block 2403, Lot 31), Borough of The Bronx.

833-48-A—180 Troy avenue, 1191 Park place, 205 Albany avenue, 193 Albany avenue, 1008 St. Marks avenue and 162 Troy avenue, blocks bounded by Albany avenue, St. Marks avenue, Troy avenue and Park place (ALBANY HOUSES PROJECT, Buildings 1-6 inclusive); (Block 1358 and 1364, Lots 1), Borough of Brooklyn.

824-48-A—190-12 Horace Harding boulevard, south side, 482 ft. 6 in. east of 188th street (Block 7117, Lot 2), Flushing, Borough of Queens.

715-48-A—203-269 37th street, north side, 300 ft. west of 3rd avenue (Bush Building No. 1—4th floor); (Block 695, Lot 1), Borough of Brooklyn.

718-48-A—4014-4016 3rd avenue, west side, 60 ft. 2 in. north of 41st street (Block 712, Lot 41), Borough of Brooklyn.

721-48-A—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2, and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Bayside, Borough of Queens.

729-48-A—745-759 65th street, north side, 200 ft. west of 8th avenue (Block 5821, Lots 54-57), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 5, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65). Borough of Brooklyn.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

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82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

489-48-BZ—Application, May 19, 1948, under sections 7c and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

303-48-BZ—Application, March 16, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mario Pulese, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage; premises 8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

341-48-BZ—Application, April 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pasquale Mastridge, owner, to permit in a residence use district, the erection and maintenance of a business building (office); premises 198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension

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to existing poultry market (slaughtering of poultry). to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

770-48-BZ—Application, September 2, 1948, under sections 7d and 21 of the zoning resolution, of United States Pharmacopoeial Convention, applicant, on behalf of Jesse B. Stark and Esther B. Stark, owners, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of United States Pharmacopoeial Convention, Inc., and Library; premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

717-48-A—635-641 Brook avenue, west side, 87 ft. 9 in. north of East 152nd street (2nd floor); (Block 2361, Lot 55), Borough of The Bronx.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

801-40-SM—Kernerator Hopper Door, Type B-55 (for incinerators).

15-41-SM—Truscon Formed Steel Lintels (reopened May 18, 1948).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 5, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

612-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

653-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

825-48-A—1035 5th avenue and 2 East 85th street, southeast corner (Block 1496, Lot 71), Borough of Manhattan.

242-48-A—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Pros-

kauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

980-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry Mishkin and Annie Kirsch, owners, reopened December 2, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, and motor vehicle shop (previously denied for gasoline service station under section 21 of the zoning resolution); premises 58-01 to 58-07 Cooper avenue and 79-23 to 79-29 Cypress avenue, northeast corner (Block 3571, Lot 1), Ridgewood, Borough of Queens.

235-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection

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and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

200-41-SM—Pyroneel Incinerator Hopper Door (Disposal Door #S-115-S).

898-47-SM—United States Gypsum Company's 2" Solid Laminated Sheetrock Partition.

162-48-SM—Modern Art Cinder Blocks.

491-48-SM—Vent-O-Matic Type H-10 Incinerator Hopper Door.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 26, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 26, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 14, 1948, were approved as printed in the Bulletin of September 21, 1948, Vol. 33, No. 38.

ZONING APPLICATIONS

511-47-BZ

APPLICANT—Lama and Proskauer, for Huna Brin, owner.

SUBJECT—Application reopened April 27, 1948—Application (decision of the borough superintendent)

under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, John T. Rizzuto and H. Brin.

For Opposition: Ethel Scott, Mollie Strum, John Zielinski, Viola Jackman, Andrew Czepak, Anne Egan, Richard Conway and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 15, 1948 at 10 a.m. for applicant to furnish the Board the

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record from the AAA as to existing garages within area of 750 ft. with capacities, and also any record of any buildings that have been garages which have been changed to other uses.

632-47-BZ

APPLICANT—Lama and Proskauer, or Mary Pagano, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in business use district, the erection of more than one building on a plot and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories.

PREMISES AFFECTED—108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Frances Pagano.

For Opposition: Emma Gili-Tos, A. Del Gairo, Vincent Carozzo, Rose Juliano, Josephine Aurta and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

927-47-BZ

APPLICANT—Lama and Proskauer, for Katie Heiman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection.

PREMISES AFFECTED—1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and C. Kaufman.

For Opposition: Betty B. Harris, Albert Di Francesco, Sarah New, F. Kagan, L. Schachter, Joseph Kramer and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1948 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

30-48-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Moe Friedel.

For Opposition: Benjamin Goldbaum, Irving Auslander, Lillian Johnson, Lillian Springer, Lillian Strongin, Alice Brennan, Bertha Brill, Lucie Keller, Dr. Bessie W. Fish and Mrs. James Fee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 a.m. for inspection and decision without further argument.

82-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories.

PREMISES AFFECTED—148-52 to 148-62 Horace Harding boulevard and 61-02 to 62-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Gerard L. Carroll.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application reopened July 13, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Raymond Farraro.

For Opposition: Sidney I. Laitman, A. A. Benedetti, Estelle B. Cazini, Nat Gisser, Mrs. C. Behr and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. at the request of objector and for further consideration.

254-48-BZ

APPLICANT—Wilson and Mangan, for Melville Springsteen, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in business use district, the erection and maintenance of a gasoline service station, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Melville Springsteen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection by a committee of the Board and for decision.

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269-48-BZ

APPLICANT—M. Martin Elkind, for Alois Prosser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard.

PREMISES AFFECTED—69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Frank Heeg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection and decision without further argument.

428-48-BZ

APPLICANT—Charles M. Spindler, for F. & P. Chemical Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Charles Paley.
For Opposition: Kermit Gitenstein, Charles A. Wiesenfarth, Sylvester G. Ott, Michael Fischl and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for inspection and decision without further argument.

489-48-BZ

APPLICANT—Burke, Morrison and Green, for Joseph Amato, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the storage of building materials and equipment.

PREMISES AFFECTED—69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Joseph Amato.

For Opposition: F. A. Fay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for inspection and decision without further argument.

505-48-BZ

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection by a committee of the Board and for decision without argument.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 a.m. for inspection by a committee of the Board and for decision.

570-48-BZ

APPLICANT—Siegel and Green, for Julius Chomsky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 7A of the zoning resolution, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for inspection and decision without further argument.

571-48-BZ

APPLICANT—Albert Melniker, for Juleb Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom.

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PREMISES AFFECTED—2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Harry Lebovitz.

For Opposition: Daniel M. Sorahan, Esther Leonard, Mrs. A. Tranchina, Anthony Truscelli and Mrs. G. Giogrosso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 a.m. for new decision from Borough Superintendent as to entrance on Coddington avenue coming under Section 7-A.

897-47-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—1134-1148 York avenue, 501 East 61st street, northeast corner, and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (897-47-BZ)

WHEREAS, Lama and Proskauer for Socony-Vacuum Oil Co., Inc., owner, filed October 28, 1947 an application under section 21 of the zoning resolution, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station, affecting premises 1134 to 1148 York avenue, 501 East 61st street, northeast corner, and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 61st street, East 62nd street, York avenue and the site are in a manufacturing use, A area, class 2 height district; and

WHEREAS, the decision of the borough superintendent dated October 23, 1947 on amendment to N. B. Applic. 250-44 reads:

"10. Extension of present use of gasoline service station and oil selling station, by construction of proposed new building is contrary to sec. 21A of Zoning Resolution. Note that new public playground of more than one half acre area, created opposite proposed building."

and
WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 10 in. frontage by 81 ft. 9 $\frac{7}{8}$ in. in depth, irregular, on which is located a one story building, 27 ft. 6 in. by 55 ft. in area, and ten 550 gallon gasoline storage tanks and eight pumps; that it is proposed to demolish all existing structures and construct a new building, 80 ft. front by 28 ft. 1 $\frac{3}{4}$ in. in depth, to house a store, lubritorium, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant contends that the owners of the premises filed with and obtained an approval from the Department of Housing and Buildings to construct a new

building in 1944 under N. B. 250; that because of the war they were not able to construct the new gasoline service station but, however, the owners renewed the permit from year to year until 1947 when they were refused renewal of this permit because block 1474, lot 21 was taken over by the Park Department for a playground; that the playground is enclosed with a cyclone fence, the nearest entrance to the playground being on York avenue and is approximately 147 ft. 8 in. from the nearest exit of the gasoline service station; that in view of the fact that the gasoline service station is existing and that the improvement will not affect the playground and inasmuch as approval is obtained for construction prior to the development of the playground, it is requested that this application be granted; and

WHEREAS, revised plans show continuation of existing curb cuts and a reduction in size of the same; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zone resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 21 on condition that the existing curb cuts within the area under the terms of Section 21A, namely along East 61st street and York avenue, shall not exceed the width as permitted under the existing permits 41367, 41370 and M455.

204-48-BZ

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (204-48-BZ)

WHEREAS, Lama and Proskauer, for Angelo Aragona, owner, filed March 3, 1948, an application under section 7e of the zoning resolution, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of plot the use of existing frame building and open frame shed in conjunction with open storage of building material, and in the residence and retail portion of plot, the storage of lumber and building materials in an existing building, and the storage of five (5) motor vehicles in

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existing five-car garage affecting premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 7, 1948, after due notice by publication in the Bulletin, and laid over from time to time, for applicant to file additional plans and for inspection by a committee of the Board, and last laid over to September 21, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Springfield boulevard is in residence and retail use, D area and Class 1 height districts; Edgewood avenue and the site are in residence and retail use, D and E area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1948, re N.B. App. 5396/47 reads:

"1. The erection of a building for the storage of lumber and building material in a residence use district is contrary to Art. II Sec. 3 Zone Law."

and

WHEREAS, the decision of the borough superintendent, re Alt. Applic. 2810-47, dated March 2, 1948, reads:

"1. The use of an existing frame office building and open frame shed in conjunction with open storage of building material on premises located in a retail use district is contrary to Art. II, Sec. 4 Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated March 2, 1948, re N.B. Applic. 5397/47, reads:

"2. The open storage of lumber and building material and also the storage of lumber and building materials in a building on premises located partially in a retail use district and partially in a residence use district is contrary to Art. II, sec. 3 and sec. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 371.21 ft. front by 340.08 ft. in depth irregular, on which are located two buildings; Bldg. 1 is 47 ft. 6 in. front by 28 ft. 2 in. and 21 ft. 7 in. in depth, 1 story 15 ft. in height, Class 4 construction, used as an office and open shed; Building 3 is 36 ft. front by 25 ft. in depth, one story 15 ft. in height of Class 4 material, presently used as a 5-car garage; that it is proposed to use the present office building adjoining Springfield Boulevard (No. 1) as an office building in conjunction with the storage and sale of lumber and building materials, the present railroad siding to be used to deliver lumber and building materials; that the proposed building (No. 2) is to be 75 ft. 11 in. front by 25 ft. 6 in. in depth, one story 17 ft. 6 in. in height of Class 3 construction, to be used for the storage of building materials received by freight; that the proposed open shed to be attached to existing garage (Bldg. 3) will be 25 ft. by 40 ft. to be used for storage of lumber and building material; that it is also proposed to store lumber and building materials in the open areas; that the existing 5-car garage will be used by owner for his cars used in conjunction with the business; and

WHEREAS, applicant contends that the entire property is enclosed with a woven wire fence 6 ft. high and is less objectionable than its former use as a coal yard prior to 1922; that with the continued growth of Queens there is a large demand in this area for building materials and this site is well located for the proposed use as it adjoins the railroad siding and Springfield boulevard is a main auto and truck highway leading East and West across Long Island; that the owner is also a large developer and builder and buyer of building materials and lumber, for his own use, by the car load; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case

in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under Section 7e for a term of five (5) years to permit the premises to be occupied as proposed *on condition* that the property shall be enclosed on all sides with a suitable woven wire fence; that no additional buildings shall be built except there shall be an additional building for housing lumber instead of placing lumber in the open; that such building shall be as proposed and as shown on revised plan marked "received September 10, 1948," 2 sheets, one story in height, with masonry walls with no openings therein on the rear or ends; that no lumber shall be stored in the open; otherwise the premises shall be as proposed and as shown on plans marked "Received March 3, 1948," six sheets; that such fire fighting equipment shall be installed throughout the premises as the fire commissioner shall direct; that during the term of this variance the premises shall be used only as proposed and not for additional uses; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. No. 205-48-A.

425-48-BZ

APPLICANT—Henry Nordheim, for 1173 Realty Corp., owner (Bess Morgan, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from class "A" multiple dwelling (apartments) to class "A" multiple dwelling (apartments) and beauty parlor (hair dressing salon) for a term of two years.

PREMISES AFFECTED—1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (425-48-BZ)

WHEREAS, Henry Nordheim, for 1173 Realty Corporation, owner; Bess Morgan, lessee, filed May 11, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from Class "A" multiple dwellings (apartments) to Class "A" multiple dwelling and beauty parlor (hair dressing salon) for a term of two years, affecting premises 1171-1175 Grand Concourse and 122 Tudor place, southwest corner (Block 2463, Lot 16), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Tudor place, Grand Concourse and the site are all in a residence use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1948, re Alt. Applic. 178-48, reads:

"A-1. Proposed change of occupancy of present 5 story Non-fireproof Class 'A' New Law Tenement to a 5 story Non-Fireproof Class 'A' New Law Tenement

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and Beauty Parlor or Hair Dressing Parlor, in a Residence Use District, is contrary to Article 2, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 127.08 ft. front by 120 ft. in depth (irregular) on which is located a building 127.08 ft front by 110 ft. in depth, basement and 5 stories (60 feet) in height, of Class 3 construction, presently used as a Class 'A' multiple dwelling (apartments); that it is proposed to permit the existing use to be continued by the present lessee of apartment on 1st floor entered directly from the street; and

WHEREAS, the applicant contends that the lessee has operated this establishment since 1941; that in 1942 Violation No. Zone V10-111/42 was filed, having a special notation, reading: "Note: This violation supersedes Zone Viol. No. 111-42"; that the current violation filed is dated July 17, 1947 and to remove that, this application is filed; that the conduct of this business is on a rather private basis with no advertising by signs on the face of the building and only a small personal sign inside the window reading "Bess Morgan—Electricist"; that hair dressing is not even mentioned; that all clients are accepted only on recommendation from others; that the apartment in which this is conducted is this woman's residence also and only one room is used for hair dressing service and one room as a waiting room, which is entered directly from the street; that the apartment being on the street level at the southeast corner of the building has no connection with the tenant entrance to the building and therefore does not interfere with the other tenants; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated May 6, 1948 on Alt. Applic. 178-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

507-48-BZ

APPLICANT—Leonard Schultze, for 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side; 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Howard Babcock and Eugene V. Meroni.

For Opposition: Dorothea C. Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (507-48-BZ)

WHEREAS, Leonard Schultze for 119 East 40th Street Corporation owner, Leonard Schultze and Associates lessee, filed May 21, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture, affecting premises 119 East

40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in a restricted retail use, B area and Class 2 height district; East 40th street is in residence, restricted retail and retail use, B area and Class 2 height districts; that the site is in a residence use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1948, re amendment to Alt. Applic. 1261-46, reads:

"8. Proposed use of building as drafting rooms, exhibition room, reception room in conjunction with the practice of architecture, and as a one family residence in a residence use district is contrary to Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 98 ft. 9 in. in depth, on which is located a building 25 ft. front by 55 ft. in depth, 5 stories, 65 ft. 10 in. in height, of Class 3 construction, formerly used as a residence; that it is proposed to use the building as a residence and for the professional practice of architecture for the four partners of the firm who own the building; and

WHEREAS, the applicant contends that the owners and tenants, 119 East 40th street Corporation, and Leonard Schultze and Associates use the building partly as a residence of the four partners who constitute this partnership and partly as offices for carrying on their profession—the practice of architecture; that the building has four stories and penthouse with basement and cellar; that it was acquired in May, 1946 and altered to provide:

Cellar—storage, heater room and toilet;

Basement—entrance foyer and secretaries;

1st floor—bedroom, dressing room and bath for Mr. Leonard Schultze, library, foyer and kitchen for four partners;

2nd floor—bedroom and studio for Mr. Lloyd Morgan. bedroom and studio for Mr. E. V. Meroni. One bath for both partners;

3rd floor—Bedroom and bath for Mr. William Sunderland, balance of floor for exhibition or drafting rooms;

4th floor—Drafting room. There is also a bath on this floor;

Penthouse—To be used as a summer living room;

that the building is served by a push-button type elevator, from basement to 4th floor and is provided with an independent telephone, all as required and approved by the Department of Housing and Buildings; that a fire escape has been installed at the rear of this building from yard to roof level; that this building is the permanent residence of Mr. Lloyd Morgan who votes from this address and it serves as a city residence for the other three partners; and

WHEREAS, there is pending before the City Planning Commission under CP-5625, an application for changing the use zoning so that the entire north side of East 40th street between Park and Lexington avenues will be rezoned, thus permitting the use herein proposed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of five years, to permit the building to be occupied as proposed *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as

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modified by the Board under Cal. 508-48-A; that the use of the building shall be as proposed and as indicated on plans filed with this application marked "Received May 21, 1948" (7 sheets); that in the event the zoning of this lot is changed by the Board of Estimate, the requirements of the zoning resolution for the district in which the lot may be placed shall be complied with; that in such event, the requirements of this resolution as to term shall not be applicable; that any signs erected on the building prior to any change of zone shall be restricted to a permanent sign attached to the facade of the building near the entrance, advertising the use of the building; that such sign shall be restricted in size to not over 15 inches square; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

506-48-A

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner, (Block 4806, Lots 1 and 6); Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 A.M., for inspection by a committee of the Board and for decision.

513-48-A

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 10 A.M., for inspection by a committee of the Board and for decision.

745-48-A

APPLICANT—Siegel and Green, for Julius Chomsky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 5, 1948 at 10 A.M., for inspection and decision without further argument.

205-48-A

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1 and 2); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped streets—Springfield boulevard and Edgewood avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (205-48-A)

WHEREAS, Lama and Proskauer, for Angelo Aragona, owner, filed March 3, 1948, an appeal from a decision of the borough superintendent and an application pursuant to Section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (Springfield boulevard) and to permit the alteration of existing buildings in the bed of a mapped street (Springfield boulevard) affecting premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90, Block 13063, Lot 55), Springfield, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1948, on N.B. Applic. 5397-47, reads:

"1. The erection of a building partly located in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the decision of the borough superintendent, dated March 2, 1948, on Alt. Applic. 2810-47, reads:

"2. The use of a frame building for business office use is contrary to Sec. 4.1.2 building code.

"3. Alteration of existing buildings in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the proposed building will be one story, 17 ft. 6 in. in height; 75 ft. 11 in. by 25 ft. 6 in. in area, of Class 3 construction, located in a retail and residence use D area, Class 1 height district, and will be used and occupied as a lumber and building materials storage building, 4 persons; and that the existing building in question, which it is proposed to alter is one story, 15 ft. in height, 47 ft. 6 in. by 28 ft. 2 in. and 21 ft. 7 in. in area, of Class 4 construction; erected prior to 1922; located in a retail use D area, Class 1 height district, now used as an office and shed, proposed to be used as an office and shed with boiler room in the cellar; and

WHEREAS, the applicant states that Building No. 1 is a frame building now in the bed of Springfield boulevard; that it is to be used as an office in conjunction with the proposed building material; that this building was formerly used as an office in conjunction with the former coal yard which was in use prior to 1922 at which time Springfield boulevard was its original width with no widening proposed; that no title was vested in the city for the land required to widen Springfield boulevard and no proceedings are now pending to acquire title to such land; that the owner will not ask for any award in condemnation for this building in the event Springfield boulevard is widened; and

WHEREAS, the applicant states that Building No. 2 which is proposed immediately adjoining the railroad siding and partly in the bed of Springfield boulevard widening will be

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used for the storage and receiving of building materials and lumber in conjunction with the lumber and building material yard; that this building will be erected on the present loading platform; that when the railroad siding was installed prior to 1922 Springfield boulevard was not a proposed street; that the owner will not ask for any award in condemnation for this building if the city acquires title to the land required for Springfield boulevard widening; and

WHEREAS, the applicant contends that in view of the foregoing facts it is requested that this application be granted; and

WHEREAS, the Board is in receipt of a communication from the Borough President of Queens stating that the final map adopted by the Board of Estimate and Apportionment, April 12, 1935, and July 28, 1938, shows Springfield boulevard proposed to be 100 ft. in width; that the street however is not physically improved for its full mapped width; that it is proposed to widen Springfield boulevard at an irregular width of from 20 to 40 ft. on the easterly side; that there is no proceeding pending nor has there been a proceeding instituted to acquire title to Springfield boulevard; and

WHEREAS, the Borough President also states that Edgewood avenue is shown at a width of 60 ft. upon the final map adopted April 12, 1935; that this street is not physically improved; that there is no proceeding pending nor has there been a proceeding instituted to acquire title to Edgewood avenue.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 5397-47, Obj. 1, and Alt. Applic. 2810-47, Objs. 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the power vested in the Board under Section 35 of the General City Law, to permit the use of the premises within the bed of the proposed street (Edgewood avenue) under the conditions as proposed provided that no buildings shall be erected within the bed of such street and that the conditions of the resolution adopted this day under Cal. 204-48-BZ shall be complied with.

508-48-A

APPLICANT—Leonard Schultze, for 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Howard Babcock and Eugene V. Meronj.

For Opposition: Dorothea C. Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (508-48-A)

WHEREAS, Leonard Schultze for 119 East 40th Street Corporation, owner, Leonard Schultze and Associates, lessee, filed May 21, 1948, an appeal from a decision of the borough superintendent, affecting premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1948, on amendment to Alt. Applic. 1261-46, reads:

"9. Proposed use of fifth story (4th floor) for drafting rooms is contrary to Sec. 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is five

stories, 65 ft. 10 in. in height; 25 ft. by 55 ft. in area, of Class 3 construction; erected 1860; located on a lot 25 ft. by 98 ft. 9 in. in area, in a residence use B area, Class 2 height district and used and occupied since 1946: cellar, boiler room, toilet and storage; basement, entrance and secretaries' office, 4 persons; 1st floor, living room, dining room, kitchen and bedroom, 2 persons; 2nd floor, two bedrooms and two studios, 2 persons; 3rd floor, exhibit or drafting room and 2 bedrooms, 2 persons; 4th floor, drafting room, 14 persons; penthouse, living room; that the building is provided with one 3 ft. 1 in. wide wood stairs, enclosed in partitions of plaster on lath, equipped with wood doors leading from roof bulkhead direct to street and provided with a 3-hour fireproof self-closing door at 1st floor level and one fire escape at rear extending to roof by ladder and to yard by drop ladder with egress to street through fireproof passage; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 26-1947 was issued March 19, 1947 for changing the occupancy from a private dwelling to business, contrary to the zoning resolution; and

WHEREAS, the owner was convicted and fined in Magistrates Court March 8, 1948; and

WHEREAS, the applicant contends that the building was designated as a four-story and basement building, the basement being half below curb; that the height from curb is 55 ft.; that the borough superintendent designated the building as a five-story building; that the area allowed under Section 4.2.1 for four floors is 7,500 sq. ft.; that the area of the building, including basement is 6,885 sq. ft.; that the building is only 5 ft. above the allowable height and the top floor originally designated as fourth floor and being of small area, it is requested that this appeal be granted; that a fire escape has been provided at the rear of building and an adequate number of fire extinguishers have been installed; that the occupants have been drilled in steps necessary in the event of fire.

Resolved, that the decision of the borough superintendent on amendment to Alt. Applic. 1261/46, objection 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the use of the building shall be as proposed and as permitted this day under Cal. 507-48-BZ; that in all other respects the building shall comply as to the height with the requirements of the Building Code; that all doors throughout the building leading to the stairhall shall be made fireproof, self-closing and a partition of incombustible material shall be maintained and installed at the 5th story; that all doors therein shall be fireproof, self-closing; that such portable fire-fighting appliances shall be maintained throughout the building as the fire commissioner shall direct, all as shown on plans marked "Received May 21, 1948" as filed in Cal. 507-48-BZ.

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 1948
2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

761-47-A

APPLICANT—Samuel Rosenblum, for Jeanetta Jameson Chace, owner.

SUBJECT—Application reopened June 29, 1948—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens.

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APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (761-47-A)

WHEREAS, this appeal from an order and a decision of the fire commissioner, affecting premises 48-18 Queens boulevard, southwest corner of 49th street (Block 2281, Lot 25), Long Island City, Borough of Queens, was denied by the Board on October 15, 1947; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a new decision of the fire commissioner; and

WHEREAS, this case was reopened by vote of the Board on June 29, 1948; and

WHEREAS, the new decision of the fire commissioner dated June 16, 1948 which reads:

"In answer to your letter regarding the above premises, we regret that we are without authority to modify order No. 20059-LF.

"Any modification of the Fire Department order as affirmed by the Board would require a request for a re-hearing to consider a new proposal."

and

WHEREAS, the decision of the Board dated October 15, 1947 was the subject to court review, which proceeding was discontinued by stipulation dated January 19, 1948; and

WHEREAS, the applicant states that it is now proposed to install a non-automatic Conran dry system of sprinklers in the cellar which will cover every square foot in the cellar with an outside steamer connection; that this will afford a sprinkler system to protect the entire cellar; that it is also proposed to install an automatic thermostatic fire alarm system with connection to fire headquarters through a central office; and

WHEREAS, the applicant states that he has been advised by the Fire Department that to permit the installation of the proposed equipment consisting of a dry system of Conran heads and automatic thermostatic alarm would be considered a modification of Order 20059-LF which is not within the scope of the fire commissioner's authority; and

WHEREAS, the applicant contends that in view of the caliber of the occupant and the housekeeping conditions on the premises, the provision made for shipping at the southerly end with all packing material in fireproof receptacles and in view of the proposed installation of the non automatic Conran system of dry sprinkler heads and the thermostatic fire alarm system, it is requested that the Board modify the order of the fire commissioner.

Resolved, that the decision of the fire commissioner dated June 16, 1948, re Order #20059-LF be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a non-automatic sprinkler system complying with the code requirements and automatic thermostatic fire alarm system with connection to fire headquarters through a central office shall be installed and maintained throughout the cellar as proposed and shown on plans marked "Received August 1, 1947" (3 sheets) and as sent to the departments with a resolution of October 15, 1947, denying the appeal at that time, based on the order for the wet sprinkler system; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3); Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (32-48-A)

WHEREAS, Board of Higher Education, City of New York, owner, filed January 13, 1948, an appeal from decisions of the borough superintendent relating to the erection of temporary buildings on Queens College Campus bounded by Reeves avenue, Kissena boulevard, Melbourne avenue, 150th street (Block 6517, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the case was originally called for hearing on March 2, 1948, and was laid over from time to time, the last such date being July 7, 1948; and

WHEREAS, on September 21, 1948 the case was again on the calendar; and

WHEREAS, there was no appearance for the applicant.

Resolved, that this appeal be and it hereby is *dismissed for lack of prosecution*.

622-48-A

APPLICANT—Anna M. Maher (lessee of land—owner of building), for Park of Edgewater Inc., owner of land.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—84E Park of Edgewater, 310 ft. north of Miles avenue (Block 5515, Lot 1), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Pennyfield avenue).

APPEARANCES—

For Applicant: Francis X. Maher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (622-48-A)

WHEREAS, Anna M. Maher, owner of building and lessee of land for Park of Edgewater, Inc., owner of land, filed June 30, 1948, an application pursuant to Section 35 of the General City Law, affecting premises 84E Park of Edgewater, in the bed of Pennyfield avenue, 310 ft. north of Miles avenue (Block 5515, Lot 1) Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated June 15, 1948, on Alt. Applic. 443-48, reads:

"1. Proposed alteration of a building located in bed of mapped street is contrary to Section 35 of General City Laws."

and

WHEREAS, the applicant states the building is one story, 16 ft. in height; 20 ft. by 40 ft. in area, of Class 4 construction; erected 1932 on a lot 30 ft. by 60 ft. in area, in an unrestricted use, A Area, Class 1½ height district and used and occupied as a one family dwelling; and

WHEREAS, it is proposed to erect a second story at the

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front portion of the existing dwelling so as to create two new bedrooms and toilet; and

WHEREAS, plans filed with Alt. Applic. 443 of 1948, indicate that the proposed 2nd story will be 20 ft. front by 17 ft. in depth at the front of the building; and

WHEREAS, the applicant contends that the size of the family occupying the existing building has grown to the point where existing facilities are inadequate and the alteration proposed will provide for proper housing of the family; and

WHEREAS, the applicant has filed with this Board copy of a communication dated May 26, 1948, signed by the Chief Engineer of the Office of the President of the Borough of Bronx stating that it is not contemplated to take title to any streets within the area known as Edgewater Park at the present time and that there are no public improvements such as construction of sewers and regulating and grading requested by the property owners.

Resolved, that the decision of the borough superintendent acting on Alt. App. 443-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the building shall not be further increased than as proposed and as shown on plans filed marked "Received June 30, 1948" and that in the event the land within the proposed Pennyfield avenue is acquired by the city for street purposes, no claim shall be made by the owner or the lessee of the building except for the fair value of the land itself and that the owner or lessee shall move the building to another location at his own expense; and that a copy of this decision of the Board shall be filed by the applicant with the owner of the property.

639-48-A

APPLICANT—Vincent K. Drury, for Bernard Vigurs, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154 South St. Austin's place, south side, 200 ft. west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Vincent K. Drury.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (639-48-A)

WHEREAS, Vincent K. Drury for Bernard Vigurs, owner, filed June 21, 1948 an appeal from a decision of the borough superintendent, affecting premises 154 South St. Austin's place, south side, 200 feet west of Bard avenue (Block 142, Lot 23), West New Brighton, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent dated May 7, 1948 on amendment to Alt. 355-47 reads:

"6. Occupancy as a public building is contrary to C26-254 Adm. Code. Fireproof construction is required.

7. Fireproof enclosed stairways required for public bldg. C26-239.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 35 ft. in height, 90 ft. by 90 ft. in area at 1st floor, 75 ft. by 75 ft. in area at typical floor, of class 4 construction, date of erection unknown, remodeled in 1922, located in a residence use E area class ¾ height district, used and occupied since 1926 as follows: cellar—playroom, workshop and boiler room; 1st floor—dwelling—1 family; 2nd and 3rd floors—rooming house—11 persons; proposed to be used

and occupied: cellar—morgue, work shop and boiler room; 1st and 2nd floors—nursing home—25 persons on the 1st, 11 on the 2nd; 3rd floor—nurses' quarters—5 persons; that the building is equipped with a one source sprinkler system in the stairhalls; that there are two 4 ft. wide wood stairs, enclosed in plaster partitions; that stairhall leads direct to street; that the stairs are equipped with self-closing doors at basement and 1st floor only; and

WHEREAS, the applicant states that the amended application filed with the borough superintendent was for the change of use of a converted dwelling; and

WHEREAS, the applicant contends that the proposed change of use of the 1st and 2nd floors to nursing home is justifiable as both the outer and partition walls as indicated on plans filed with this appeal are solid brick on the 1st floor and in the event of fire there are readily accessible exits on all sides of the building; that the occupants of the nursing home will generally be bed patients and not likely to constitute fire hazards; that visitors will be permitted only on two days a week for short periods of time, thus reducing fires; that on the two upper floors the sprinkler system which covers all halls and stairways is also extended into each room; that the front stairway leads direct to the outer air through the main hall; that the rear stairway leads direct to the tiled kitchen and thence to the outer air by a rear entrance; that the kitchen is tiled on floor, ceiling and walls and constitutes a protection to those using the rear stairway; that the persons occupying the upper floors will be amply protected by the sprinkler system; that in addition to the usual exits the patients could be evacuated through the windows to grade outside or to a tiled porch extending around two sides of the 1st floor and patients on the 2nd floor can be evacuated to a porch running around three sides of the building and also by means of the proposed outside fire escape; that all fire places will be sealed; that the morgue and other rooms in the basement are of fireproof construction; that there is an urgent need for a nursing home in this particular location; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal should not be granted.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

692-48-A

APPLICANT—New York Medical College, Flower and Fifth Avenue Hospitals, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1240 5th avenue, east side, from 105th to 106th streets, 3-21 East 105th street and 2-20 East 106th street (2nd, 3rd, 4th, 5th, 6th, 7th 8th and 9th floors); (Block 1611, Lot 66), Borough of Manhattan.

APPEARANCES—

For Applicant: David Weinberg.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (692-48-A)

WHEREAS, New York Medical College, Flower and Fifth Avenue Hospitals, owner, filed June 22, 1948 an appeal from an order and a decision of the fire commissioner, affecting premises 1240 5th avenue, east side, between 105th and 106th streets, 2-20 East 106th street, 3-21 East 105th street (Block 1611, Lot 66), Borough of Manhattan; and

WHEREAS, Order 58132-LC issued by the fire commissioner May 7, 1948 reads:

"Before a permit may be issued for your refrigeration system, the following must be done:

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2. Discontinue and remove the refrigerating units containing F-12 and F-114 from rooms not provided with a window to the outer air, and in which open flames (gas ranges) are not protected with a hood provided with independent mechanical ventilation, so arranged as to convey all the products of combustion to the outer air.

Note: Refers to

units in pantrys on 2, 3, 4, 5, 6, 7, 9 floors.
units in formula rooms (diet kitchens) in 6th fl.
units in maternity wing and 2nd floor maternity wing.

Brunner units in 1st floor Tea Room."

and

WHEREAS, the applicant states that the building is 11 stories, 145 ft. in height, 200 ft. by 160 ft. in area, of Class 1 construction, erected in 1939, located in a residence use B area Class 1½ height district, used and occupied as a hospital, protected with a one source sprinkler system in basement, an approved standpipe system, and an interior fire alarm system, 5 interior fireproof stairs with access at 2nd floor and below to adjoining College Bldg.; and

WHEREAS, C.O. 24915 issued July 13, 1939 permits the present use and occupancy; and

WHEREAS, the applicant states that this appeal is made only as to pantrys on the 2nd to 9th floors indicated on plans filed with this appeal as "service"; and

WHEREAS, the applicant contends that due to the peculiar conditions that exist and the precautions that were taken, modification should be made of this order; that there are two independent exhaust systems for the rooms in question with two 18 in. by 10 in. registers with an exhaust capacity of approximately 225 cu. ft. per minute each; that either exhaust system may be run independent of the other and is used 24 hours per day; that the only "service" room having a gas range is on the 7th floor that all other "service" rooms have gas plates; that all of the units in question contain 4 lbs. of F-12 refrigerant.

Resolved, that the decision of the Fire Commissioner as to Order #58132-LC, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the one-source sprinkler system in the basement, the standpipe and interior fire alarm systems shall be maintained in accordance with the requirements therefor; that the ventilating system as described and as indicated on plans filed with this appeal, marked "Received June 22, 1948" shall be maintained; and that in all other respects the requirements of the Refrigerating Code and all other laws, rules and regulations shall be complied with.

704-48-A

APPLICANT—United Tank Corporation (lessee), for Paulit Realty Corporation, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—41-28 to 41-38 37th street, north west corner of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John B. Davis.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (704-48-A)

WHEREAS, United Tank Corporation, lessee for Paulit Realty Corporation, owner, filed July 20, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 41-28 to 41-38 37th street, northwest corner

of 43rd avenue (1st floor); (Block 217, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, Order 12761-C issued by the fire commissioner March 15, 1948 and repeated in a decision of the fire commissioner dated July 1, 1948 reads:

"2. Provide an enclosure of approved fire retarding material about space where open flames (oxy-acetylene torch, electric arc welding) are used, separating same from remainder of 1st story and make door to said enclosure fireproof and self-closing. C19-72.0-a, Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 16 ft. in height, 100 ft. by 110 ft. in area, of Class 3 construction, erected approximately in 1925, located in an unrestricted use B area Class 1½ height district, and used and occupied: basement, boiler room; 1st floor, mounting and repairing tank trucks, 14 persons; 2nd floor, offices and assembly, 6 persons; that the building is equipped with a one source sprinkler system, an approved standpipe system, two interior stairs of wood construction, enclosed in partitions of 26 gauge metal on 2 by 4 studs, equipped with metal self-closing doors, leading direct to street; that an application for a C.O. is pending; and

WHEREAS, the applicant contends that its business consists of mounting tank trucks on chassis with their related equipment and the maintenance and repairs of tank trucks; that the products are heavy and bulky requiring a set-up which entails the burning and cutting in one location under overhead cranes; that the equipment could not be moved in or out of the separate enclosure due to the nature of the product; that it would be impossible to operate if compelled to drain the gasoline out of the fuel tank of the chassis before they are brought into the shop as the chassis are required to be maneuvered in and out of position; that when equipping a chassis with pump, meter, etc., it is necessary to operate this equipment to test its function and the power for this operation is derived from the chassis transmission and consequently the motor must be running; that tanks are thoroughly steamed with live steam furnished by a Kerrick cleaner on an open lot located on 38th street and 43rd avenue; that tanks are tested with an MSA explosion meter to determine that all volatile fumes have been removed; that the tank truck then lays idle until the next day when it is again tested with an explosion meter; that if no fumes are detected the tank is then ready to be repaired; that in view of the precautions taken in the welding and cutting operations it is impractical to operate the business using a separate enclosure and it is requested that relief be granted from the order of the fire commissioner; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted on condition.

Resolved, that the decision of the fire commissioner as to Order #12761-C, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the tanks shall be thoroughly steamed with live steam and tested as proposed before any welding or cutting is permitted; that this process shall be done entirely within the building and not on the outside of the premises; that no motor vehicles with gasoline in their tanks shall be permitted in the building while the cutting or welding is taking place; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct in addition to the existing sprinkler and standpipe systems; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

730-48-A

APPLICANT—Le Roy A. Perry, for Partition Servicing Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (2nd floor); (Block 631, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Le Roy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (730-48-A)

WHEREAS, Le Roy A. Perry for Partition Servicing Company, Inc., owner, filed July 27, 1948, an appeal from a decision of the borough superintendent, affecting premises 134-136 Charles street, south side, 119 ft. 9¼ in. west of Greenwich street (Block 631, Lot 13), (2nd floor) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 6, 1948, on Alt. Applic. 1190-48—reads:

"1. Proposed extension 2nd floor makes factory building as of after 1913. Exits to be in accordance with Sections 270 and 272 Labor Law. Provide two fireproof enclosed stairs, 3 ft. 8 in. wide direct to street."

and

WHEREAS, the applicant states the building is two stories, 26 ft. in height; 51 ft. 5½ in. by 87 ft. in area at 1st floor; 51 ft. 5½ in. by 48 ft. in area at typical floor, of Class 3 construction; erected 1911; located on a lot 51 ft. 5½ in. by 97 ft. in area, in an unrestricted use, A area, Class 2 height district and used and occupied since 1911—cellar, storage of metal partitions and stamping metal badges and boiler room, 2 persons; 1st floor, assembling metal partitions, office and stamping metal badges, 13 persons; 2nd floor, office and polishing of metal badges, and proposed to be extended area on the 2nd floor to 51 ft. 5½ in. by 87 ft. in area by the addition of a 39 ft. deep extension at the rear; that the building is equipped with one 3 ft. 8 in. wide wood stairs, brick enclosed, equipped with fireproof self-closing doors leading direct to street and two fire escapes one at the front of the 2nd floor and one at rear from cellar to adjoining roof; that the front fire escape leads to street by drop ladder; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that upon completion of the alteration the use of the building will remain unchanged; that the occupancy of the 2nd floor will be increased to 12 persons; that the primary means of egress consists of a brick enclosed stairway with fireproof doors; that the secondary means of egress from cellar and 1st floor consist of a 3 ft. wide fire escape leading to adjoining building to the west as permitted by the Board under Cal. 1000-46-A; that the secondary egress for 2nd floor consists of a fire escape at the front of the building with a drop ladder to sidewalk; that it is now proposed to extend the second floor an additional 39 ft. and provide a new fire escape balcony leading to adjoining building to the west thus providing additional means of egress from the 2nd floor; that in view of the fact that there is no change in the use of the premises and that the new extension is merely to obtain additional space and will in no way affect the existing means of egress, it is requested that the Board grant this appeal and accept the proposed means of egress; that a step ladder of sufficient length to reach the street is maintained on the roof of adjoining premises to the west in accordance with the resolution of the Board under Cal. No. 1000-46-A; and

WHEREAS, there is no Fire Prevention folder in the Fire Department; that the dead folder which had been in existence as is evidenced by the orders issued which were the subject of action by the Board under Cal. No. 308-29-S, has evidently been destroyed; and

WHEREAS, under Cal. No. 308-29-S the Board on April

15, 1929 modified item 1 of Order 54415-LD, issued by the fire commissioner requiring additional egress from each floor remote from the interior stairway on condition that a fixed double rung iron ladder shall be installed in the front sidewalk vault with exit through a counterbalanced trap door hatchway at sidewalk level; that a vestibule horizontal exit shall be provided in the westerly gable wall at the rear opening to adjoining open yard to the west on the first story with egress therefrom direct to the street; that an iron balcony fire escape shall be provided at the second story level, embracing the three center windows, with counterbalanced drop ladder in guides from balcony to the street; that the building shall not be increased in height or area and shall be maintained and operated in single tenancy; and

WHEREAS, under Cal. No. 1000-46-A, the Board on February 25, 1947, modified a decision of the borough superintendent as to the secondary means of egress from cellar to 1st floor so as to accept in lieu of the means of exit from the rear fire escape permitted by Cal. 308-29-S the termination of the existing fire escape on the extension roof provided access is permitted by the adjoining owner to the west to the adjoining roof and that on such roof a steel ladder be maintained of sufficient length to reach the street.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1190/48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be maintained as proposed, including the proposed second floor extension with exiting therefrom as permitted by the Board under Cal. 308-29-S, as amended by resolution adopted under Cal. 1000-46-A; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

314-34-A

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition for a term of years.

PREMISES AFFECTED—South side of Broadway, 90 ft. southeast of West 225th street (Block 2215, Lot 675), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald E. Dwyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (314-34-A)

WHEREAS, this appeal, affecting premises south side of Broadway, 90 ft. southeast of West 225th street (Block 2215, Lot 675), Borough of Manhattan, was granted by the Board December 18, 1934 for a term of two years on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 24, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, plans have been filed for altering and fireproofing the station under Alt. 1818-48.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 18, 1934 as amended through September 24, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read;

"*Granted* for a term of two (2) years from the date of this *amended* resolution . . . that other than as herein

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amended the conditions of the resolution of December 18, 1934 shall be complied with."

1094-41-A

APPLICANT—Solomon Simon, for Sholem Aleichem Folkshul 15, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition, for a term of years.

PREMISES AFFECTED—174 East 51st street, west side, 142 ft. 2½ in. south of Winthrop street (Block 4620, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Hyman Berland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1094-41-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 174 East 51st street, west side, 142 ft. 2½ in. south of Winthrop street (Block 4620, Lot 15), Borough of Brooklyn, was granted by the Board on January 27, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on July 25, 1944 and September 24, 1946; and

WHEREAS, the applicant requested a further extension of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 27, 1942 as amended through September 24, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* for a term of two years from the date of this *amended* resolution . . . and that other than as herein *amended* the provisions of the resolution of January 27, 1942 shall be complied with; that a certificate of occupancy shall be obtained."

768-48-A

APPLICANT—Peter H. Brandt, for Broadway-Trinity Place Corp., owner (Export Lines, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—35-39 Broadway, south side, 71 ft. 4 in. east of Morris street and 11-15 Trinity place (7th floor); (Block 20, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: Peter H. Brandt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (768-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 35-39 Broadway, south side, 71 ft. 4 in. east of Morris street and 11-15 Trinity

place (7th floor); (Block 20, Lot 4), Borough of Manhattan, was granted by the Board September 14, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 14, 1948 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"for a term of ten (10) years instead of six (6) years as adopted September 14, 1948."

691-48-A

APPLICANT—The Davison Chemical Corporation, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: Use of combustible mixture known as "Fendix" as a protective coating for automobiles by means of a spraying process, in New York City.

APPEARANCES—

For Applicant: William J. Butler and E. J. Gutes.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn by applicant; whenever installed in any location, in the event a violation is placed by the fire commissioner, an appeal may be made to the Board for a variance of the Spraying Rules, the Board having determined that the Spraying Rules cover the operation and use of the material in question after inspection.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

870-39-A

APPLICANT—Frederick C. Genz, for Walt Whitman School, owner.

SUBJECT—Application for consideration—reopening—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

167-46-A

APPLICANT—Arma Corp., lessee, for Bush Terminal Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—254 36th street, south side, 158 ft. 6 in. east of 2nd avenue (2nd floor); (Block 695, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: John A. Blaum and N. B. Mikelson.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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644-48-A

APPLICANT—Raymond Irrera, for George Dorn, owner.
SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and Benjamin Shaw.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

849-46-A

APPLICANT—Cafiero and Lacerenza, for 429-435 South 5th Street Realty Corp., owner.

SUBJECT—Application reopened December 9, 1947—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—429-435 South 5th street, north side, 100 feet west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sebastian Mineo and Laurence Nemo.

ACTION OF BOARD—Laid over to October 15, 1948 at 2 P.M. for further consideration after complete examination of plans has been made by the Borough Superintendent and also to check the sprinkler system to see if it is in good working order and complies with the requirements therefor.

1093-47-A

APPLICANT—Metro Hoist & Body Co., Inc. (lessee), for Max Hirsch, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M. No appearance for applicant; to be notified.

288-48-A

APPLICANT—Walter Hesse, for F. W. I. Lundy, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (1st floor); (Block 7493, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter Hesse.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P.M. for inspection and decision by the Board.

352-48-A

APPLICANT—111 John St. Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: John G. Turnbull.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 P.M. at request of the applicant; applicant states the building is vacant and asks for an adjournment, during which time he will either comply with the order or reduce the building to two stories under plans filed dated October 14, 1947.

509-48-A

APPLICANT—Irving Kerner, for Irving Kerner, Evelyn Margulies, Sylvia Guthertz, Ruth Rosenbluth, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—550-554 Sutter avenue, (552 displayed) south side, 50 ft. east of Williams avenue (Front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Rosenbluth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P.M. for the filing of an appeal by adjoining owner at 556 Spray avenue, of a similar nature, to be heard jointly with this appeal.

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: H. Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 28, 1948 at 2 P.M. for inspection by Committee.

612-48-A

APPLICANT—E. R. Squibb & Sons (lessee), for Mutual Life Insurance Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: F. F. Fuhrman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 5, 1948 at 2 P.M. for inspection by Inspector Larkin and for applicant to file revised plans, eliminating some of the smoking areas asked for.

621-47-A

APPLICANT—Maurice G. Usan, for Lillian M. Corridan, owner.

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SUBJECT—Application reopened April 6, 1948—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Theodore Koch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1948 at 2 p.m. at request of the applicant.

653-48-A

APPLICANT—E. R. Squibb and Son (lessee), for Mutual Life Insurance Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: F. F. Fuhrman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 5, 1948 at 2 p.m. for inspection by Inspector Larkin and for applicant to obtain additional information from the Department of Housing and Buildings as to panic bolts that are installed.

ZONING APPLICATIONS

229-29-BZ

APPLICANT—Julius S. Rapson, for Harry J. Hoeckle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the extension and rebuilding of an existing gasoline service station and office.

PREMISES AFFECTED—245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis boulevard (Block 13615, Lot 5), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Michael Skowon and F. J. Carlin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (229-29-BZ)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, affecting premises north side of 245th street, 100 ft. east of Cross Island boulevard, Rosedale, Borough of Queens, was granted by the Board on July 23, 1929 on certain conditions, and the resolution amended on November 13, 1935; and

WHEREAS, an application under section 7f of the zoning resolution, to permit in a business use district the extension and erection and maintenance of a new building for an existing gasoline service station (previously granted by the Board) to be used for gasoline sales, service station and office, affecting premises 245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis boulevard, (Block 13615, lots 5 and 9), Rosedale, Borough of Queens, was

granted by the Board on February 25, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution, and the resolution as adopted February 25, 1947 is hereby reaffirmed in view of the recent rezoning of the premises to retail area from business area (N.B. 886-46)."

262-32-BZ

APPLICANT—Edward J. Walsh, for Mary and Edward J. Walsh, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a term of years.

PREMISES AFFECTED—Southwest corner of Wyona avenue and Willowbrook road (Block 2099, Lots 29-31), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Mary Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (262-32-BZ)

WHEREAS, the application affecting premises southwest corner of Wyona avenue and Willowbrook road (Block 2099, Lots 29, 30 and 31), Port Richmond, Borough of Richmond, was granted by the Board September 23, 1932, for a term of two years; and

WHEREAS, the term of variance was extended from time to time and last extended September 24, 1946; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 23, 1932 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7f for a term of two (2) years from the date of this *amended* resolution to permit . . . that other than as herein *amended* the conditions of the resolution adopted September 23, 1932 shall be complied with; that a certificate of occupancy shall be obtained."

624-39-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium and car washing for a term of years.

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PREMISES AFFECTED—178-02 to 178-08 Union Turnpike, south side, 400 ft. east of Utopia parkway (Block 7227, part of Lot 24), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (624-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises 177-12 to 177-22 Union Turnpike, south side, 345.17 ft. east of Utopia parkway (Block 7227, part of Lot 24) Flushing, Borough of Queens, was denied by the Board on December 5, 1939; and

WHEREAS, an application for consideration of a new proposal, under section 7f of the zoning resolution, to permit the change of use from stable to gasoline service station, lubritorium and car washing, for a term of years, affecting premises 178-02 to 178-08 Union Turnpike, south side, 400 ft. east of Utopia parkway (Block 7227, part of Lot 24), Flushing, Borough of Queens, was granted by the Board, on July 23, 1946, under section 7f of the zoning resolution, for a term of ten (10) years on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 30, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 23, 1946 as to the number of gasoline storage tanks and the time within which the work shall be completed, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed ten (10) and the time within which all permits are to be obtained and work completed shall be extended three (3) months from the date of this *amended* resolution (N.B. 2219-45)."

1008-39-BZ

APPLICANT—Herman Kron, for Rosebeck Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (store).

PREMISES AFFECTED—1541-1543 Sheridan avenue, west side, 364.06 ft. north of East 172nd street and 1526 Grand Concourse (Block 2821, Lots 11 and 65), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron and Selig Tarter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1008-39-BZ)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district, the erec-

tion and maintenance of a business building (store), affecting premises 1541-1543 Sheridan avenue, west side, 364.06 ft. north of East 172nd street, and 1526 Grand Concourse (Block 2821, Lots 11 and 65), Borough of The Bronx, was granted by the Board June 11, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time, and last such extension having been granted on May 14, 1946; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 11, 1940 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

597-44-BZ

APPLICANT—Lama and Proskauer, for Abraham Morris and Samuel Sorkin, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in an unrestricted and residence use, C area district, the demolition of a gasoline service station, motor vehicle repair shop, poultry slaughterhouse, and reconstruction as a gasoline service station and motor service repair shop, omitting rear yard required under section 17 of the zoning resolution.

PREMISES AFFECTED—2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (597-44-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, permitting partly in an unrestricted and partly in a residence use, C area district, the demolition of a gasoline service station, motor vehicle repair shop and poultry slaughterhouse and reconstruction as a gasoline service station and motor vehicle repair shop, omitting rear yard, required under the provisions of Section 17 Zoning Resolution, affecting premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn, was granted by the Board on March 6, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1946, and September 30, 1947; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 6, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"in view of the statement by the applicant that all plans have been approved and permits issued, all work shall be completed within one (1) year from the date of this *amended* resolution."

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583-45-BZ

APPLICANT—George Robinson, for Cord Trading Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and business use district, manufacturing area of building in excess of twenty-five per cent of floor area (previously granted by the Board).

PREMISES AFFECTED—388-402 Hudson street, 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45-53 and Lot 83), Borough of Manhattan.

APPEARANCES—

For Applicant: George Robinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (583-45-BZ)

WHEREAS, this application under section 7b of the zoning resolution, permitting the extension into the residence use district of a building for showrooms and manufacturing (limited to 25% of the area) permitted in a business use district, and also an excess of height permitted under the zoning premises; premises: 388-402 Hudson street, and 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45 to 53 and 83), Borough of Manhattan was granted by the Board, on December 11, 1945, on certain conditions; and

WHEREAS, the resolution was amended on September 17, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on September 23, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 23, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within (1) year from the date of this *amended* resolution."

25-46-BZ

APPLICANT—Lama and Proskauer, for Helen Sciarrello, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction of a gasoline service station, office, lubricatorium, laundry, wheel alignment, brake testing and minor repairs to motor vehicles.

PREMISES AFFECTED—1702 Cropsey avenue and 8835-8847 17th avenue, southeast corner (Block 6462, Lots 16 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (25-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution to permit in a residence use district, the reconstruction of a gasoline service station to a gasoline service station, office, lubricatorium, laundry, wheel alignment, brake testing and minor repairs to motor vehicles; premises 1702 Cropsey avenue and 8835-8847 17th avenue southeast corner (Block 6462, Lots 16 and 18), Borough of Brooklyn, was granted by the Board on July 9, 1946 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1946 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is 95% completed, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

208-46-BZ

APPLICANT—Lama and Proskauer, for Fifth Improvement Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building, using more than the area permitted, to be used as a gasoline service station, garage for more than five motor vehicles, high speed auto laundry, lubricatorium, auto showroom, for new and used cars and motor vehicle repair shop.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and David J. Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (208-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a garage for more than five (5) motor vehicles, gas station, auto laundry, lubricatorium, repairs and servicing, using more than the permitted area; premises 14-24 Avenue M and 1500-1546 McDonald avenue, southwest corner (Block 6563, Lots 6, 19, 21, 23 and 25), Borough of Brooklyn, was denied by the Board on July 9, 1946; and

WHEREAS, an application, under sections 21, 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted to be used as a gasoline service station, garage for more than five (5) motor vehicles, high speed auto laundry, lubricatorium, auto showroom for new and used cars and motor vehicle repair shop, was granted by the Board on April 27, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

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hereby *amend* the resolution of April 27, 1948 by adding thereto:

"that irrespective of the conditions in this resolution the portion of the building toward the south for approximately one-half the length of the proposed building may be occupied as a public garage provided the requirements of this resolution are complied with in all other respects as to the construction and area of the building and the use of the portion of the building toward the north; that the term of this variance may be twenty (20) years from the date of this amended resolution instead of fifteen (15) years as set forth in resolution as adopted April 27, 1948."

395-46-BZ

APPLICANT—Lama and Proskauer, for Tri-Line Motors, Inc., and Eckoff Holding Corp., owners (Tri-Line Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire boulevard, 1727-1749 Bedford avenue and 112-122 Sullivan place (Block 1307, Lots 1 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (395-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage (previously granted by the Board), to repairing and servicing cars, parts department, auto showroom, office, wheel alignment, etc., gasoline service station, storage of more than five (5) motor vehicles, auto laundry and display and sale of used cars, affecting premises 155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner and 112-122 Sullivan place (Block 1307, Lots 1 and 6), Borough of Brooklyn, was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, time to complete the work was extended December 9, 1947; and

WHEREAS, the resolution was amended from time to time and last amended October 21, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 10, 1946 by adding thereto:

"that in lieu of the wall and fence hereinbefore required to be constructed along Bedford avenue there may be constructed a brick masonry wall as proposed on revised plan marked "Received August 20, 1948" and the building permitted to be erected near the corner may be constructed with a cellar for a heating system only as proposed on such plan provided that in all other respects the requirements of the resolution shall be complied with."

608-46-BZ

APPLICANT—Max Himmelbaum, for Edith and Sarah Himmelbaum, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from blacksmith shop to factory (manufacturing and renewing of Bristlex brushes).

PREMISES AFFECTED—227-231 Miller avenue, east side, 100 ft. north of Liberty avenue (Block 3961, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Himmelbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (608-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from blacksmith shop to factory (manufacturing and renewing of Bristlex brushes), affecting premises 227-231 Miller avenue, east side, 100 ft. north of Liberty avenue (Block 3961, Lot 1), Borough of Brooklyn, was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1948; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1947 as *amended* May 18, 1948 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, all work shall be completed within three (3) months from the date of this *amended* resolution."

821-46-BZ

APPLICANT—Harry Silverman, for Airport Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, motor vehicle repair shop and storage garage for more than five motor vehicles and to permit entrances exceeding 3 ft. 6 in. beyond a distance of 25 ft. from the residence use district, for a term of years.

PREMISES AFFECTED—78-11 to 78-19 Northern boulevard and 32-62 to 32-70 79th street, northwest corner (Block 1174, Lot 35), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Harry Silverman, Michael S. K. Phillips and Nat Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (821-46-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building, to be used as an automobile showroom, motor vehicle repair shop, and storage garage for more than five (5) motor vehicles and to permit entrances exceeding 3 ft. 6 in. beyond a distance of twenty-five ft. from the residence use district, affecting premises 78-11 to 78-19 Northern boulevard and 32-62 to 32-70 79th street, northwest corner (Block 1174, Lot 35), Jackson Heights, Borough of Queens, was granted on certain conditions on February 18, 1947; and

WHEREAS, time to obtain permits and complete the work was extended January 27, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 18, 1947 by adding thereto:

"that in lieu of the requirement of the resolution of February 18, 1947 as to one vehicular entrance only and that from Northern boulevard, there may be two entrances from Northern boulevard, one for entrance and one for exit, as indicated on revised plans marked "Received September 7, 1948," five sheets, provided also that there is erected northerly along the building line of 79th street to the building proper a masonry wall not less than 2 ft. 6 in. in height and properly coped and with a thickness of not less than 1 ft.; that the additional curb cut on Northern boulevard opposite such entrance shall not exceed 10 ft. and shall not be nearer than 3 ft. as proposed to the 79th street lot line as projected (N.B. 2267-46)."

871-46-BZ

APPLICANT—John J. McNamara, for B. K. R. Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in residence and business use, C and D area districts the erection of a building to be used as a motion picture theatre and stores, using more than the area permitted.

PREMISES AFFECTED—97-05 Queens boulevard, 97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John E. Fabregas, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (871-46-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the permitted area, affecting premises 97-05 Queens boulevard;

97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens, was granted by the Board on June 3, 1947; and

WHEREAS, plans were approved on September 16, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 3, 1947 as *amended* by resolution approving plans September 16, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

647-17-BZ

APPLICANT—Lama and Proskauer, for Max Goldman, owner (James Miller, lessee).

SUBJECT—Application for consideration—reopening and additional use—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the change of use of an existing garage building (previously granted by the Board) to be used for motor vehicle repair shop, body and fender work, painting and spraying, welding and garage for more than five motor vehicles.

PREMISES AFFECTED—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place and 1894-1898 Sterling place (Block 1472, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

627-26-BZ

APPLICANT—Henry Nordheim, for Park Office Building Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage, store and offices, to factory, store and offices; previously granted by the Board re erection and maintenance of a business building.

PREMISES AFFECTED—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

514-27-BZ

APPLICANT—Herman E. Horwood, for Michael and Joseph Abruzese, owner.

SUBJECT—Application for consideration—reopening and additional use—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the additional use of an existing storage garage for more than five motor vehicles, gasoline service station to include a motor vehicle repair shop.

PREMISES AFFECTED—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

92-37-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II, re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, to permit the reconstruction of an existing gasoline service station and extension to the existing area for parking and storage of more than five motor vehicles (previously denied re inclusion of parking).

PREMISES AFFECTED—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 13, 1948 at 10 A.M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1178-40-BZ

APPLICANT—Herman Kron, for Trustees of Columbia University in the City of New York, owner (Jacob Goldstein, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Jerome Voletsky.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

164-46-BZ

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application for consideration—reopening—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the enlargement of an existing Undertaker's Establishment and one family residence (previously granted by the Board).

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

165-46-A

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application for consideration—reopening—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

236-47-BZ

APPLICANT—Harry A. Yarish, for Benjamin Baum, owner (Al-Fred Motors, lessee).

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the maintenance of an automobile repair shop, automobile sales and showroom.

PREMISES AFFECTED—89-14 and 89-16 101st avenue, south side, 20.5 ft. west of 90th street (Block 9093, Lot 9 and part of Lot 6), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

273-47-BZ

APPLICANT—Parrod Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use district, the change of use from manufacturing on 4th floor to offices.

PREMISES AFFECTED—161-167 West 64th street, north side, 174 ft. east of Amsterdam avenue (Block 1136, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

81-47-BZ

APPLICANT—John J. Beatty, for R. C. Diocese of Brooklyn, owner (Karp Metal Manufacturing Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use and business use district, the erection and maintenance of a building to be used for manufacturing of metal products.

PREMISES AFFECTED—405-423 Morgan avenue, west side, from Jackson to Withers street, 321-367 Jackson street, 328-374 Withers street and 42-60 Debevoise avenue (Block 2877A, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

88-47-BZ

APPLICANT—John J. Beatty, for Fannie Nosovitsky, owner (Continental Cabinet Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the change of occupancy of an existing public garage (previously granted by the Board) to factory use.

PREMISES AFFECTED—993-1001 Rockaway avenue (1005 displayed) northeast corner of Linden boulevard (Block 3636, part of Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIALS SUBMITTED FOR APPROVAL.

403-40-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application for consideration—reopening re additional trade name—re Masonite for floors; previously approved.

APPEARANCES—

For Applicant: James F. Butler and E. F. Woodward.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (403-40-SM)

WHEREAS, the Masonite Corporation, of Chicago, Illinois, owner, filed April 15, 1940, an application with the Board of Standards and Appeals for approval of the materials known as Masonite Quartrboard, Masonite DeLuxe Quartrboard, Masonite Presdwood, Masonite Tempered Presdwood, Masonite Century of Progress Flooring and Masonite Presdwood Temptrtile; and

WHEREAS, this material was approved by the Board on June 4, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 4, 1940 by adding thereto:

“that these materials may also be marketed by the Armstrong Cork Company under trade names as follows:

Quartrboard as Temboard
DeLuxe Quartrboard as Temboard DeLuxe
Presdwood as Temwood
Tempered Presdwood as Tempered Temwood
Presdwood Temptrtile as Blocked Temwood

on condition that the requirements of this resolution shall be complied with.”

800-39-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening to include additional type of plaster—re USG Gypsum Plaster, Red Top and Samson Brands, previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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475-48-SM

APPLICANT—Durabrik Sales Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Durabrik Concrete Brick; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 13, 1948, as they appeared in Bulletin No. 16, Vol. 33, are hereby corrected to read as follows:

170-48-A

APPLICANT—Daniel Santoro, for Rubin Steinman (S. I. Dental Laboratory, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 Richmond avenue, east side, 154 ft. south of Richmond terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (170-48-A)

WHEREAS, Daniel Santoro, for Rubin Steinman, owner, Staten Island Dental Laboratory, lessee, filed March 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 27 Richmond avenue, east side, 154 ft. south of Richmond terrace (2nd floor); (Block 1003, Lot 10), Port Richmond, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 5-48, dated February 25, 1948, reads:

"2. Safe passageway 3 ft. wide leading to street must be provided on same lot or under same ownership. Sec. 273, subd. 9 Labor Law."

and

WHEREAS, the applicant states that the building is 24 ft. 2 stories in height, 25 ft. by 75 ft. 6 in. in area, of Class 3 construction, located in a business use, D area, Class 1½ height district, erected in 1900, and used and occupied since 1934 as follows: cellar, glass storage; 1st floor, glazier, 3 persons; 2nd floor, dental laboratory, 10 persons; no change in use or occupancy is proposed; that the building is equipped with an interior stair, 4 ft. 4 in. wide, of wood construction, enclosed in 2 by 4 studs, lath and plaster, equipped with wood self-closing door, leading direct to street through stairhall and to roof by scuttle and ladder; that it is proposed to erect one fire escape at rear extending to yard by iron stair, with egress to street through adjoining property under the same ownership; that window and door openings on the course of the fire escape are fire-proof self-closing; and

WHEREAS, the applicant contends that the work per-

formed in the laboratory on the 2nd floor consists of prosthetics service to dentists; that the materials used are purchased from an outside manufacturers' stock and consist of teeth, gold, acrilux powder, which is non-explosive and non-inflammable; that it is requested the Board approve the rear exit through the open rear lot to Park avenue and to the office on the north side adjoining the building in question which is owned by the same owner, permission for which egress has been filed from the lessee.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 5-48, objection 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed; that in the hallway there shall be a scuttle to the roof with a double-rung ladder leading thereto; that safe egress from the roof shall be available to adjoining roofs; that the secondary means of exit, as proposed and shown on plans filed with this appeal, marked "Received March 1, 1948" (2 sheets) shall be maintained as proposed with exits across adjoining property in the rear and at the side; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

*Correction—The words "under the same ownership" omitted in lines 50 and 51 of the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 30, 1948, as they appeared in Bulletin No. 14, Vol. 33, are hereby corrected to read as follows:

14-48-A

APPLICANT—Square D Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—80-06 47th avenue (Fitch avenue), south side, 433 ft. west of 82nd street (5th floor and penthouse); (Block 1536, Lots 53, 55 and 58) and 80-21 47th avenue (Fitch avenue), north side, 232 ft. west of 82nd street (1st and 2nd floors); (Block 1533, Lot 69), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Seymour M. Rowen, Sidney Hersch and Helmut Tydeck.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (14-48-A)

WHEREAS, Square D Company, owner, filed January 2, 1948 an appeal from an order and a decision of the fire commissioner affecting premises 80-21 47th avenue, north side, 232 ft. west of 82nd street (Block 1533, Lot 69), 1st and 2nd floors, Building C, Elmhurst, Borough of Queens; and 80-06 47th avenue, south side, 433 ft. west of 82nd street (opposite 80th street) (Block 1536, Lots 53, 55 and 58), 5th floor and penthouse, Building F, Elmhurst, Borough of Queens; and

WHEREAS, Order 112288-LC issued by the fire commissioner November 14, 1947 and repeated in a decision of the fire commissioner, dated December 12, 1947 reads:

"An inspection of your refrigerating system located at above premises, shows the following must be done to have the system conform with Fire Department regulations.

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"1. Discontinue the direct method of refrigeration above the 1st story. C1 9-96-2, Administrative Code.

"Note: The above refers to Class B Units, located in penthouse and used to refrigerate the 4th story and the unit located on 1st story and used to refrigerate the 2nd story."

and

WHEREAS, the applicant states that Building C is 3 stories, 36 ft. in height, 69 ft. by 120 ft. in area, of class 1 construction, erected in 1941, located in an unrestricted use B area class 1½ height district and used and occupied throughout since 1941 for instrument manufacturing with 12 persons on the 1st floor, 40 on the 2nd and 45 on the 3rd floor; that the building is equipped with a two source sprinkler system throughout and an approved interior fire alarm system; that there is one 60 in. wide fireproof stairs from roof to street; and

WHEREAS, C.O. Q18433 was issued April 21, 1941 permitting the present use and occupancy for manufacturing of aircraft instruments in Building C; and

WHEREAS, the applicant states that Building F is 5 stories and penthouse, 79 ft. in height, 200 ft. by 100 ft. 10 in. in area, of class 1 construction, erected in 1942, located in an unrestricted use C area class 1½ height district and used and occupied since 1944 as follows: cellar, boiler room and storage, no persons; 1st floor, instrument manufacturing and restaurant, 25 persons; 2nd, 3rd, 4th and 5th floors, instrument manufacturing, 60 persons on the 2nd floor, 85 on the 3rd, 50 on the 4th and 80 on the 5th floor; penthouse, air conditioning and elevator machinery, no persons; that no change in use or occupancy is now proposed; that the building is provided with two interior 66 in. wide fireproof stairs from roof to street and one fire tower; that the building is provided with a two-source sprinkler system throughout and an approved interior fire alarm system; and

WHEREAS, C.O. Q31325 issued July 25, 1944 permits the use of this building (Building F) as factory and restaurant on the 1st floor and factory above with an occupancy of 320 persons per floor above the first floor; and

WHEREAS, the applicant contends that the owner has four buildings in the same area and the order applies to two different and separate buildings although grouped as one by the fire department; that the class B unit located in the penthouse was erected in 1943 and is 100% fireproof; that since the date of erection there has been no trouble and the refrigeration system has been kept in perfect condition by a licensed engineer and periodic supervisory checks; that the applicant is engaged in the manufacture of precision instruments primarily for government agencies and the plant was erected under the supervision and approval of the Defense Plant Corporation; that the applicant is the only occupant of the building; that the refrigeration system is in a separate fireproof machinery room used for no other purpose, enclosed with fireproof partitions and adequately ventilated directly to the outside air by two large windows, 46 in. x 46 in.; that the gas used in the system is Freon #12 and is non-flammable and non-irritant; that there is no open flame or apparatus to produce any open flame in the refrigerating room or in any of the rooms which are conditioned by the system; that the arrangement used is the equivalent of having a separate system on one floor, which would be permissible under the existing code, as the refrigerating piping lays into ducts and the conditioned air is distributed through these ducts; that the duct work supplies conditioned air from the penthouse to the 5th floor; that the supply and return ducts are of galvanized sheet metal with approximately 1 in. asbestos covering going out and returning through a reinforced concrete floor; that there is all necessary fire prevention and fire control equipment in the building; that a person holding a certificate of qualification is and will remain in charge of the equipment operation; that although over 1500 persons are permitted to use such building the present number of occupants is well under 500 and it is not contemplated to approach even 1000 occupancy; that the installation as in existence does not constitute a

hazard to either life or property; that as to the class B unit located on the 1st floor the above contention applies with the exception that although 190 persons are permitted to use such building, the present number of occupants is under 100 and it is not contemplated to exceed 150 occupancy.

Resolved, that the decision of the fire commissioner as to Order 112288-LC, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to both buildings involved, *on condition* that the refrigerating system shall be otherwise maintained to the satisfaction of the fire commissioner; that dampers controlled by fusible links shall be maintained at all points where ducts pass through floors or walls; that at such points asbestos collars shall be maintained as proposed around the metal ducts; that the two-source sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, as permitted under certificates of occupancy issued by the Department of Housing and Buildings.

*Correction—The words "an approved standpipe system" omitted in lines 31 and 51 of the resolution. This correction is made on the request of the applicant, who stated on the original appeal forms, that there was an approved standpipe system in Buildings C and F, which statement was in error and the applicant has corrected the appeal forms accordingly.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 9, 1947, as they appeared in Bulletin No. 37, Vol. 32, are hereby corrected to read as follows:

1058-46-BZ

APPLICANT—Permanent Land Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21-C of the zoning resolution, to permit in D and E area, residence and business use districts, the erection and maintenance of residence buildings without required yards and the erection of a business building (stores) extending into a residence use district.

PREMISES AFFECTED—North side of Union turnpike, from 249th street and Commonwealth boulevard (Blocks 8490 to 8499, inclusive), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Alfred Gross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION (1058-46-BZ)

WHEREAS, this application under 21-C of the zoning resolution, permitting in a D and E area, residence and business use district, the erection and maintenance of residence buildings without required yards and the erection of a business building (stores) extending in a residence use district, affecting premises north side of Union turnpike, from 249th street to Commonwealth boulevard (Blocks 8490 to 8499, inclusive), Bellerose, Borough of Queens, was granted by the Board in part, on July 25, 1947, on certain conditions and laid over to September 9, 1947 for final action

MINUTES

after plans have been filed as to the proposed store building and parking at curbs in connection therewith.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1947, by adding thereto:

"*Resolved, further*, that revised plans marked 'Received September 8, 1947,' showing the proposed store building at the northwest corner of Union Turnpike and 249th street, are hereby *approved* under Section 21-C *on condition* that the building shall comply in all other respects with the requirements of the Building Code and the Zoning Resolution as to signs; that the area around the proposed store building shall be con-

creted and planting maintained as proposed; that arrangement shall be made with the Board of Estimate and the Borough President for changing the street line of Union turnpike to provide for the widening by setting back the curb 20 feet, as indicated on such plans, except that a portion thereof at 249th street shall be maintained for a distance of not less than 15 feet south-erly from 249th street (N.B. 9957-46)."

* Correction—The date "September 9, 1947" changed to "September 8, 1947" in line 17 of the resolution and the word "southwest" changed to "northwest" in line 18 of the resolution.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an

approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

BULLETIN

OCT 14 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.
Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Build-
ing, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to September 29, 1948.

Cal. No. Dept. Premises Affected

839-48-A—H.B.M.—253-255 West 28th street, north side, 105 ft. east of 8th avenue (Block 778, Lot 7), Borough of Manhattan, Alt. 1339-48.

840-48-BZ—H.B.B.—3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn, Alt. 3563-48.

841-48-BZ—H.B.B.—202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn, Alt. 3384-48.

842-48-BZ—H.B.B.—198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn, Alt. 1055-48.

843-48-A—H.B.Q.—80-12 Kew Gardens road, south side, from 80th road to Union turnpike (Block 3348, part of Lot 37), Kew Gardens, Borough of Queens, M-6558-48.

844-48-BZ—H.B.B.—1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn, Alt. 3569-48.

845-48-A—H.B.Q.—149-03 7th avenue, northeast corner of 149th street and 149-07 7th avenue, north side, 47.32 ft. east of 149th street (Block 4497, Lots 1 and 47), Whitestone, Borough of Queens, N.B. 3049-48 and N.B. 3050-48.

846-48-A—H.B.B.—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place and 1894-1898 Sterling place (Block 1472, Lot 25), Borough of Brooklyn, Alt. 2966-48.

847-48-BZ—H.B.B.—411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn, Alt. 3118-48.

848-48-A—F.D.—1150 East 177th street, north side, 581.31 ft. west of Bronx River avenue (Block 3904, Lot 34), Borough of The Bronx, Decision.

849-48-A—F.D.—410-416 West 16th street, south side, 125 ft. west of 9th avenue (4th floor); (Block 713, Lots 40-41), Borough of Manhattan, 58742-LC.

850-48-A—H.B.Bx.—4040 3rd avenue, east side, 80 ft north of East 174th street (Block 2930, Lot 30), Borough of The Bronx, Spr. Applic. 53-46.

851-48-A—H.B.M.—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan, Alt. 1382-48.

852-48-SM—Nervastral Seal-Pruf (flashing material), Manufactured by Rubber and Plastics Compound Co., Inc., Material.

853-48-BZ—H.B.B.—1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn, N.B. Applic. 1429-48.

854-48-A—F.D.—139 Madison street and 10-12 Birmingham street, northeast corner (2nd, 3rd, 5th and 6th floors); (Block 275, Lot 52), Borough of Manhattan, 58034-C, 58035-C, 58036-LC and Decision.

855-48-BZ—H.B.Q.—56-41 to 56-47 148th street and 148-01 to 148-45 North Hempstead turnpike, northeast corner (Block 5175, Lots 1 to 20 inclusive, Lots 22 to 30 inclusive and 32 to 38 inclusive), Flushing, Borough of Queens, Amendment N.B. 2284 and 2285-47.

856-48-A—H.B.M.—39 West 52nd street, north side, 354 ft. east of Avenue of Americas (6th avenue); (4th floor); (Block 1268, Lot 15), Borough of Manhattan, Amendment Alt. 1065-48.

857-48-BZ—H.B.Q.—87-02 to 87-26 Pitkin avenue, 133-01 to 133-45 87th street, southeast corner and 87-01 to 87-11 135th avenue (Block 11367, Lot 1), Ozone Park, Borough of Queens, Alt. 2572-48.

858-48-A—H.B.Q.—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens, Applic. 1310-47 (under section 35 General City Law re bed of mapped street—proposed extension of Archer avenue).

859-48-BZ—H.B.Q.—60-20 59th place and 58-17 60th road, southwest corner (Block 2649, Lot 160), Maspeth, Borough of Queens, N.B. Applic. 4118-48.

860-48-BZ—H.B.B.—702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn, Alt. Applic. 2066-48.

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539-47-A—F.D.—46-81 to 50-25 Metropolitan avenue and 51-01 to 51-47 Flushing avenue, northwest corner (Block 2661, Lot 460), Maspeth, Borough of Queens, 19813-LF.

202-44-A—F.D.—247 East 53rd street, north side, 100 ft. west of 2nd avenue (Block 1327, Lot 20), Borough of Manhattan, Decision.

788-28-BZ—H.B.B.—925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn, Alt. Applic. 1745-48.

335-35-BZ—H.B.Q.—167-01 to 167-11 108th road and 108-11 to 108-19 167th street, northeast corner (Block 10176, Lot 18), Jamaica, Borough of Queens, Alt. Applic. 1393-48.

347-27-BZ—H.B.Bx.—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx, Amendment Alt. Applic. 1044-47.

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268-48-A—H.B.Bx.—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx, Amendment Alt. Applic. 1044-47.

346-47-BZ—H.B.M.—792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan, N.B. Applic. 4-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
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Opening Protective Assemblies, Rules for Inspection of	Sept. 28, 1948—Vol. 33, No. 39
Paint, Varnish and Lacquer Spraying Rules	June 8, 1948—Vol. 33, No. 23
Platform Trucks, Specifications for	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 10, 1948—Vol. 33, No. 32
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 5, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 5, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman,

applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65). Borough of Brooklyn.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

82-48-BZ—Application, January 27, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Samuel Cohen, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubricatorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; premises 148-52 to 148-62 Horace Harding boulevard and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

632-47-BZ—Application, June 24, 1947, under sections 7f, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mary Pagano, owner, to permit in a business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and sale of auto accessories; premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

428-48-BZ—Application, May 12, 1948, under sections 7c and 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of F. & P. Chemical Corp., owner, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard; premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

CALENDAR

489-48-BZ—Application, May 19, 1948, under sections 7c and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Joseph Amato, owner, to permit in a residence use district, the storage of building materials and equipment; premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

570-48-BZ—Application, June 17, 1948, under sections 7c, 7f and 7A of the zoning resolution, of Siegel and Green, applicants, on behalf of Julius Chomsky, owner, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubritorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted; premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

745-48-A—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under section 35, General City Law re bed of mapped street—Mickle avenue).

571-48-BZ—Application, June 11, 1948, under sections 7f and 7i of the zoning resolution, of Albert Melniker, applicant, on behalf of Juleb Realty Corp., owner, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom; premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

300-48-BZ—Application, March 16, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mario Pulese, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage; premises 8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

341-48-BZ—Application, April 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pasquale Mastridge, owner, to permit in a residence use district, the erection and maintenance of a business building (office); premises 198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area

district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

770-48-BZ—Application, September 2, 1948, under sections 7d and 21 of the zoning resolution, of United States Pharmacopoeial Convention, applicant, on behalf of Jesse B. Stark and Esther B. Stark, owners, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of United States Pharmacopoeial Convention, Inc., and Library; premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

771-48-A—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

717-48-A—635-641 Brook avenue, west side, 87 ft. 9 in. north of East 152nd street (2nd floor); (Block 2361, Lot 55), Borough of The Bronx.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

801-40-SM—Kernerator Hopper Door, Type B-55 (for incinerators).

15-41-SM—Truscon Formed Steel Lintels (reopened May 18, 1948).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 5, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 5, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

612-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

CALENDAR

653-48-A—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

849-46-A—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn (reopened December 9, 1947; previously withdrawn).

825-48-A—1035 5th avenue and 2 East 85th street, southeast corner (Block 1496, Lot 71), Borough of Manhattan.

242-48-A—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

800-48-A—Pier No. 40, foot of Van Dyke street, south side, 800 ft. west of Conover street (Block 595, part of Lot 52), Borough of Brooklyn.

743-48-A—97-111 10th avenue, southwest corner of West 17th street and northeast corner of West 16th street; 501-521 West 16th street and 500-528 West 17th street (Block 688, Lot 21), Borough of Manhattan.

774-48-A—261-291 Atlantic avenue, north side, 252-280 State street and 88-92 Smith street, entire block bounded by Atlantic avenue, State street, Smith street and Boerum place (Block 175, Lots 1 and 5-37, inclusive), Borough of Brooklyn.

751-48-A—65-81 Willoughby street and 127 Lawrence street, northeast corner (Block 148, Lot 46), Borough of Brooklyn.

782-48-A—2061 Broadway, northwest corner of West 71st street (Block 1163, Lots 26-30), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott

L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

980-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry Mishkin and Annie Kirsch, owners, reopened December 2, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, and motor vehicle shop (previously denied for gasoline service station under section 21 of the zoning resolution); premises 58-01 to 58-07 Cooper avenue and 79-23 to 79-29 Cypress avenue, northeast corner (Block 3571, Lot 1), Ridgewood, Borough of Queens.

235-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling

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with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

203-41-SM—Pyroneel Incinerator Hopper Door (Disposal Door #S-115-S).

898-47-SM—United States Gypsum Company's 2" Solid Laminated Sheetrock Partition.

162-48-SM—Modern Art Cinder Blocks.

491-48-SM—Vent-O-Matic Type H-10 Incinerator Hopper Door.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

93-37-BZ—Application of Lama and Proskauer, applicants, on behalf of South Fifth Street Corp., owner, reopened June 2, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building, to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on unbuilt upon portion of the plot (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 261-277 South 5th street, north side, 60 ft. west of Marcy avenue, 148-150 Marcy avenue and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35, inclusive), Borough of Brooklyn.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

542-48-BZ—Application, June 9, 1948, under section 21 of the zoning resolution, of Jacob Bookshin, applicant, on behalf of 89 Hicks Street Corp., owner, to permit in a residence use, B area district, the erection and maintenance of a multiple dwelling "Class A", using more than the area permitted; premises 128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

650-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

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831-48-BZ—Application, September 17, 1948, under section 7h of the zoning resolution, of Regan and Barrett, applicants, on behalf of Beatrice Goelet Manice, Robert G. Goelet, Francis Goelet and John Goelet (an infant), owners, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles; premises 1240-1254 Broadway, east side, from West 31st to West 32nd streets, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17 and 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 26, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business

use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 26, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

128-48-A—450 86th street, (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn (reopened September 14, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 28, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 21, 1948, were approved as printed in Bulletin of September 28, 1948. Vol. 33, No. 39.

ZONING APPLICATIONS.

933-28-BZ

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service sta-

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tion, including a building for use as an office, lubricatorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room.
PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: O. L. Tucker.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 19, 1948 at 10 A. M. for decision by the Board without further argument pending receipt of proposed agreement.

201-48-BZ

APPLICANT—Joseph F. Kern, for Forsyth Monument Works, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane.
PREMISES AFFECTED—170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph F. Kern and Max Goldfinger.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 19, 1948 at 10 A. M. for inspection and decision by the Board without further argument.

271-48-BZ

APPLICANT—Alfred H. Eccles, for Marie J. Murphy, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years.
PREMISES AFFECTED—160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.
APPEARANCES—
For Applicant: Alfred H. Eccles and Marie J. Murphy.
For Opposition: Auguste Fries and Victor Nielsen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 26, 1948 at 10 A. M. for inspection by a committee of the Board and decision without further argument.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.
SUBJECT—Application (decision of the borough superintendent) under Sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with

advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph P. Smyth, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 A. M. for further consideration after filing of revised plans, not later than October 9th.

525-48-BZ

APPLICANT—J. G. L. Molloy, for Louise Wenzel, owner (Otto Wenzel, lessee).
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.
PREMISES AFFECTED—3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.
APPEARANCES—
For Applicant: J. G. L. Molloy and Otto Wenzel.
For Opposition: Mary Schor.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 26, 1948 at 10 A. M. for inspection and decision without further argument.

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling-Ferrenz and Taylor, for Literary Society of St. Vincent Ferrer, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.
PREMISES AFFECTED—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.
APPEARANCES—
For Applicant: Elliott L. Chisling.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 13, 1948 at 10 A. M. for consideration at request of many objectors who were unable to appear.

282-35-BZ

APPLICANT—Paul Friedman, for Bay Parkway Holding Corporation, owner.
SUBJECT—Application reopened July 27, 1948—re extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the conversion of occupancy of the use of the premises as office, lubricatorium, five-car garage and auto laundry to office, lubricatorium, auto laundry and gasoline service station.
PREMISES AFFECTED—1159-1167 Utica avenue and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (282-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station on premises 1159-1167 Utica avenue, and 5002-5010 Clarendon road, southeast corner (Block 4771, Lot 1), Borough of Brooklyn, was granted by the Board on May 12, 1936, under conditions to be imposed by the Board at a later date; a writ of certiorari was served and the action of the Board was reversed on January 19, 1937; and

WHEREAS, on January 30, 1940, the application was again reopened by vote of the Board for rehearing on alleged new facts and on April 30, 1940 the application was granted under section 21 of the zoning resolution for a term of five (5) years. This action was also reviewed in court and the Board was sustained by the Appellate Division, which substituted section 7-f for section 21, under which the Board had granted the variation; thereafter the case was taken to the Court of Appeals, which unanimously reversed the majority decision of the Appellate Division (see complete record of Court decision in the Bulletin of March 16, 1943); and

WHEREAS, an application under section 7-f of the zoning resolution, to permit in a business use district for a term of five (5) years the conversion in occupancy of the use of the premises as office, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station on the subject premises, made by Paul Friedman, for the Bay Parkway Holding Corporation, owner, was reopened by vote of the Board July 20, 1943 and granted on certain conditions, at a public hearing held on September 28, 1943; and

WHEREAS, on July 27, 1948, the Board reopened the application and set it for hearing September 28, 1948, at 10 A. M. for inspection by a committee of the Board, waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin, to consider applicant's request for an extension of the term of the variance for five years; and

WHEREAS, a public hearing was held on this application, by the Board of Standards and Appeals, on September 28, 1948, after due publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated August 5, 1948, re Alt. Applic. 776-43, reads:

"1. Proposed Gasoline Service Station and sale of automobile accessories and automobile laundry and lubritorium in connection with motor vehicles, for an additional term of 5 years, expiring September 28, 1953 in a business use district is contrary to Article II Sec. 4 (a) of the Zoning Resolution.

Note: This matter was the subject of a variance granted by the Board of S. & A. under Cal. #282-35-BZ for a temporary term of 5 years expiring Sept. 28, 1948."

and

WHEREAS, the premises were inspected and it was found that certain items of the resolution had not been complied with, which the applicant states have since been complied with as indicated by photographs filed at this hearing marked "Exhibit A-1."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 28, 1943 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7f for a term of five (5) years from the date of this amended resolution . . . and that other than as herein amended, the requirements of the resolution of September 28, 1943 shall be complied with."

729-38-BZ

APPLICANT—Henry Nordheim, for Benjamin Pisacane, owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps.

PREMISES AFFECTED—3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Benjamin Pisacane.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (729-38-BZ)

WHEREAS, this application, under sections 7c and 21 of the building zone resolution, to permit in a business use district the extension of an existing gasoline service station, premises 3150-3158 Boston Post road, southeast corner of Laconia avenue (Block 4614, Lot 9), Borough of The Bronx, was denied by the Board February 28, 1939; and

WHEREAS, the applicant requested reopening of the application and consideration by the Board under section 7c of the building zone resolution, on the basis of new facts; and

WHEREAS, this application was reopened by vote of the Board October 8, 1940 subject to the usual procedure, and granted by the Board, on December 31, 1940, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7e and 7f of the zoning resolution, to permit in a business use district, the extension of present accessory building on existing gasoline station (previously granted by the Board) and the addition of two 550 gallon gasoline storage tanks and two additional gasoline dispensing pumps; premises 3156 Boston road and 3210 Laconia avenue, southeast corner (Block 4614, Lot 9), Borough of The Bronx; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting held September 14, 1948, after due notice by publication in the Bulletin, and laid over to September 28, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Laconia avenue, Boston road and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1947, re amend. to Alt. Applic. 686-47, reads:

"Amendment disapproved with the following objection repeated:

The proposed extension of present accessory building to a gasoline service station and the increase in area of present gasoline service station in a business use dis-

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strict is contrary to Section 4(46) of Art. 2 of the zoning resolution and contrary to the approval of the Board under Cal. 729-38-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 84.55 ft. front by 86.68 ft. in depth, irregular, on which is located a building 20 ft. 6 in. by 18 ft. 6 in. one story, 14 ft. in height, of Class 3 construction, presently used as an office and stock room; that there are two 550 gallon gasoline tanks and two dispensing pumps; that it is proposed to build an addition to existing building 16 ft. 7 in. by 28 ft. one story, 14 ft. in height, of Class 3 construction, to be used for the greasing of motor vehicles; that it is also proposed to add 2 additional 550 gallon gasoline storage tanks and two additional dispensing pumps; and

WHEREAS, the applicant contends that as this is located on Boston road where there is a very heavy auto traffic the owner finds himself unable to supply the demand for gasoline with his present limited two pump arrangement and two tanks each of only 550 gallons capacity so that these 1100 gallons disappear on a Saturday and Sunday by mid-day with no further delivery from the wholesaler on these days; that likewise he finds there is a demand for grease service that required the erection of an extension to the side of the existing office building and in this a hydraulic lift is to be provided; that originally there was a metal building and two gas tanks and pumps; that in 1946 a trailer truck, traveling at high speed on Boston road, broke a member of the steering gear and ran into the station and wrecked the metal building walls; a reconstruction was started, the roof was raised on underpinning and walls of cinder blocks constructed to reform the office and at the same time the work of adding the side extension was also carried on, no permit therefor having been obtained; that the two original pumps that were wrecked were reinstalled and it is now proposed to install two more tanks and pumps; and

WHEREAS, under Volume II, on October 8, 1940, plans for a complete rebuilding of the station were approved by the Board, but work has not been commenced and the time to complete has expired; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7c, 7e and 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated November 17, 1947 re amendment to Alt. Applic. 686-47, be and it hereby is *affirmed* and the application be and it hereby is *denied*.

55-45-BZ

APPLICANT—Lama and Proskauer, for Paul Scicutella, owner.

SUBJECT—Application reopened December 16, 1947—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, and for storage and sale office (previously granted by the Board).

PREMISES AFFECTED—51-65 Kingsland avenue (51-61 display), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive, 43, 44 and 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Teresa Santora and John Greggo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (55-45-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a term of ten (10) years, the erection and maintenance of a gasoline service station, affecting premises 51-65 Kingsland avenue (51-61 displayed) and 101-129 Woodpoint road, northwest corner (Block 2866, Lots 37 to 48 and 136), Borough of Brooklyn, was granted by the Board on July 24, 1945, on certain conditions; and

WHEREAS, the resolution was amended and plans approved on November 13, 1945; and

WHEREAS, time to obtain permits and complete the work was extended on September 24, 1946; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop and for the storage and sale of ice; affecting premises 51-65 Kingsland avenue (51-61 displayed) 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37, 38, 39, 40, 43, 44, 45), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on December 16, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin, and laid over to September 28, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Kingsland avenue is in retail and business use, B area and Class 1½ height districts; Woodpoint road, Withers street and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1947, on N.B. Applic. 4-45, reads:

"1. The construction in a business use district of a building for a gasoline service station, lubritorium, auto laundry and minor auto repairs is contrary to the zoning resolution, Art. II, Sec. 4(a); (46) and (29)."

and

WHEREAS, the applicant states that the premises consist of a plot 176.65 ft. front by 75.07 ft. in depth, irregular, one story, 13 ft. in height, of Class 3 construction, to be used for the storage and sale of ice (42 ft. by 76 ft. 1½ in.) the balance of structure 28 ft. by 55 ft. to house an office, auto laundry, lubritorium, motor vehicle repair shop and gasoline service station; that it is further proposed to install four 550 gallon gasoline storage tanks; and

WHEREAS, the applicant contends that the adjoining Lot 46 is improved with a one story concrete block building used as a cooperage plant and a one story frame dwelling in Lot 47; that Lot 48 is vacant; that the present owner proposes to construct a building according to the plans filed with this application; that the present owner proposes to operate the station and ice storage plant in which business he is now engaged; that the construction of a modern building as proposed will be a decided improvement to this community; that there are no gasoline service stations in the immediate area and it is felt that the erection of a structure as proposed in this locality will be a neighborhood requirement because of the fact that Kingsland avenue and Woodpoint road are both heavily traveled thoroughfares; and

WHEREAS, under Vol. I the Board permitted a similar variance for a larger plot which included Lots 46, 47 and 48 represented as being under the same ownership as the premises now involved; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 24, 1945, by adding thereto:

"... that in view of the elimination from the plot of Lots 46, 47 and 48, the remaining premises may be constructed as proposed and as indicated on plans filed with this application marked "Received December 9, 1947," four sheets, and the variance *granted* under section 7f for a term of ten (10) *on condition* that the proposed ice storage building and gasoline service station shall be constructed simultaneously; that complete working drawings shall be filed with the Board for further consideration before same are submitted to the Department of Housing and Buildings; that such plans shall be filed within six (6) months from the date of this amended resolution; that all permits shall be obtained within one (1) year after approval of such plans."

38-45-BZ

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine and Jacob Aisenberg, Park Center Realty Corp., owners.

SUBJECT—Application reopened July 20, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted; (previously withdrawn).

PREMISES AFFECTED—1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and J. Aisenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (38-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted, affecting premises 1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx, was withdrawn, without prejudice, on March 26, 1946, in order to institute proceedings before the City Planning Commission for rezoning of the block from D area to B area district, C.P. 5611; and

WHEREAS, such proceedings have been held and the City Planning Commission has denied the application for rezoning from D area to B area district, C.P. 5611; and

WHEREAS, the applicant requested reopening of this application and further consideration; and

WHEREAS, this case was reopened by vote of the Board on July 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the use district maps accompanying the zoning resolution show that White Plains road is in residence and retail use, D area and Class 1 height districts; Union Port road is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 2nd, 1948 on amendment to N.B. Applic. 1-46, reads:

"Amendment disapproved with the following objection:

16. The proposed construction of a building to occupy the entire area of this lot, in a 'D' area district, is contrary to Art. 4, Sec. 14(c) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 230 ft. in depth, on which it is proposed to erect a building 125 ft. front by 230 ft. in depth, typical floor 125 ft. front by 165 ft. in depth, one and two stories, 48 ft. in height, of Class 1 and 3 construction; that it is proposed to erect a building as a theatre, stores and offices; and

WHEREAS, the applicant contends that this is an application to permit the erection of a theatre and store building to occupy about 97% of the plot; that the theatre will be located in about the center of the plot with its lobby leading to Unionport road; that the Unionport road frontage will be developed with a two-story store and office building and the White Plains road frontage with a one-story store building; that an exit court from the theatre will be provided to White Plains road, as shown on plans; that the entire block formed by Unionport road, White Plains road, Guerlain street and East Tremont avenue is owned by the same interests as the subject premises; that the adjoining plot to the south of the site in question, Lots 23 and 40 are now developed with a one-story store occupying 100% of area of these plots, having been erected prior to the zoning amendment; that the plot to the north of site in question is vacant and unimproved; that this entire block was formerly zoned for business use and B area, except for a minor portion through the center which was zoned for residence use; that in April 26, 1945, the block was rezoned to all residence use and D area, subsequently in November 29, 1945, it was further rezoned to a retail use district but maintained the D area, which is the present zoning of this plot; that this Board granted a zoning variance in connection with Lots 23 and 40 under Cal. 194-41-BZ to permit the former residential area within the affected plot to be used for business; that consideration and relief as to area coverage are requested under section 21 in view of the unique and unusual circumstances surrounding this plot and as the present zone area requirements are causing practical difficulties and unnecessary hardships; that the proposed uses of the plot are in full conformity with the zoning resolution and no adjoining premises are to be affected by this development; that leaving open area on this plot would not contribute any open spaces for the common benefit of anyone and would deprive the owner of a reasonable and beneficial use of his property; that the real estate assessment for this entire block is predicated on its use as commercial property, which ordinarily does not require large open spaces and the value of the property is predicated on the full use of its area as was permitted when originally purchased and when the previous building was constructed on Lots 23 and 40; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the construction of a theatre and store buildings as proposed and as indicated on plans filed with this application marked "Received August 6, 1948," two sheets, except that the court width relating to the theatre shall be as indicated on revised plans marked "Received September 27, 1948," two sheets, and such plans further revised by omitting any doors from the stores to the court to the end that the entire court for the full width of 15 ft.

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as indicated shall be solely for use as theatre exits through to White Plains road; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

206-47-BZ

APPLICANT—Joseph A. Dimino, for Anthony Coppola, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station, for a term of ten years.

PREMISES AFFECTED—167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph A. Dimino and Anthony Coppola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (206-47-BZ)

WHEREAS, Joseph A. Dimino, for Anthony Coppola, owner, filed March 6, 1947 an application under sections 7f and 7e of the zoning resolution, to permit in residence and local retail use districts, the erection and maintenance of a gasoline service station for a term of ten (10) years, affecting premises 167 Olympia boulevard, northeast corner of Kensington avenue (Block 3255, Lot 32), South Beach, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Olympia boulevard is in a local retail D area Class 1 height district; Kensington avenue and the site are in residence and local retail use D and E area Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1948 on N.B. Applic. 40-47, reads:

"2. Repeated. This site is in a residence and local retail use district. The erection of a gasoline service station with a lubritorium and auto laundry in a residence and local retail district is contrary to Art. II, Sect. 4(a) subdiv. 46 and Art. II, sect. 3 Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 122 ft. frontage by 134 ft. in depth, on which is located a dwelling, 16 ft. by 33 ft. and two accessory garages, 10 ft. by 25 ft.; that the dwelling and garages are not to be used for the proposed gasoline service station; that it is proposed to erect a building 41 ft. 6 in. front by 28 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as an office, storage, lubrication and washing room, and boiler room; that the portion of lot to be used as a gasoline station is to be enclosed by a fence 60 ft. front on Olympia boulevard by 80 ft. by 60 ft. by 90 ft.; and

WHEREAS, the applicant contends that this plot is an ideal location for a business of the type proposed; that the property fronts on Olympia boulevard which is a main thoroughfare and is one of the principal arteries by which

automobiles reach South Beach, the local bathing and amusement resort; that auto traffic on this avenue is always heavier than on the neighboring streets; that in summer, especially on week-ends, the volume of auto traffic using this thoroughfare is exceedingly heavy; that there is no other service station in this vicinity; that the installation of a service station would not only be a profitable enterprise but would also serve the community and provide service for transient motorists; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it here is granted for a term of ten (10) years, to permit the portion of Lot 32 as proposed and as indicated on plans filed with this application, marked "Received March 6, 1947" (3 sheets) to be occupied as a gasoline service station with accessory building arranged substantially as indicated thereon and which shall in all respects comply with the requirements of the Building Code therefor; that the boilerroom shall be entered only from the exterior, separated from the balance of the building by fireproof construction; that no roof signs shall be erected as indicated; that there shall be erected a substantial woven wire fence of the chain link type with anchor steel posts along the street line of Kensington avenue and along the rear and interior side lines, as indicated with no openings therein except one from Kensington avenue for access to the rear of the premises; that any pumps erected on the front of the premises shall be no nearer than 15 feet as indicated to the street building lines of Kensington avenue and Olympia boulevard; that where not occupied by accessory building and pumps, the premises shall be paved with concrete, colprovia or other suitable reasonably impervious surfacing; that there shall be erected at the intersection of Kensington avenue and Olympia boulevard a block of concrete, which may be segmental in shape, extending for a distance of not less than 5 feet along each building line from the intersection; that curb cuts shall be restricted to two to Olympia boulevard and one to Kensington avenue within 25 feet of the intersection; that such curb cuts shall not exceed 15 feet in width each; that curbing and sidewalks shall be installed as required by the Borough President; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and which may extend beyond the building line for a distance of not more than four feet; that these premises shall be occupied only as proposed for the sale of gasoline and for the lubricating and washing of motor vehicles and for the sale of motor vehicle accessories and for no other use; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

252-47-BZ

APPLICANT—Harry M. Prince, for 23rd Street Associates, Inc., owner, (La Raine Construction Corp., lessee).

SUBJECT—Application reopened June 29, 1948—Application (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in the residence use district portion of the cellar and first floor, the change in occupancy from auditorium to business use (display).

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PREMISES AFFECTED—208-214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Max Raine.
For Opposition: Dr. N. M. Mozzola.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (252-47-BZ)

WHEREAS, Harry M. Prince, for 23rd Street Associates, Inc., owner, La Raine Construction Corporation, lessee, filed June 10, 1948, an application under section 7b of the zoning resolution, to permit in the residence use district portion of the cellar and 1st floor the change in occupancy from auditorium to business use (display), affecting premises 208 to 214 West 23rd street, south side, 100 ft. west of 7th avenue (Block 772, Lot 56), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 7th avenue is in a retail use, B area and Class 2 height district; West 23rd street is in a retail use, B area and Class 1½ and 2 height district; and the site is in residence and retail use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1948, re amendment to Alt. Applic. 2015-47, reads:

"A15. As the rear portion of above premises is in a residence district the proposed use shown on plan for business purposes is contrary to the zoning resolution Art. 2, Sec. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 118 ft. 9 in. in depth; that the building covers the entire plot, is 17 stories, 171 ft. in height, of Class 1 construction, used as a hotel, auditorium, stores and dining room, Certificate of Occupancy (N.B. 352-26) fireproof building, (Block 772, Lots 56 and 57) located in an unrestricted district, cellar, 200 persons, auditorium and kitchen 1st story, 300 persons, auditorium, 100 lbs. live load, 1st story, 60 persons, stores and dining, 120 lbs. live load, 2nd to 15th stories, 32 persons each, hotel 40 lbs. live load each floor, pent house, 10 persons, hotel, 40 lbs. live load; that it is proposed to use the former church auditorium on the 1st floor and linen storage room in the cellar as a showroom for the display of manufacturer's goods (dresses, furniture, etc.); that no manufacturing is to be done on the premises, which is to be leased as a unit to one firm; and

WHEREAS, the applicant contends that the lessee has filed plans with the Department of Housing and Buildings to make the entire structure conform to all of the provisions of Section 67 of the Multiple Dwelling Law; that the space in question extends but a little more than 18 ft. into the residence area; that the area in the residence use district cannot possibly be used for any other purpose than for some form of business; that to keep it vacant is a hardship as it cannot be divided or used for any other practical purpose; that at the time of the erection of this building the area was unrestricted; that the auditorium space is only slightly more than 18 ft. in the residence district and into a district restricted against business; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the rear windows are distant about forty feet from the rear windows of the buildings facing West 22nd street, behind the space proposed to be occupied; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under Section 7, subdivision b, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zone resolution and that the application be and it hereby is granted under section 7b to permit the premises to be occupied as proposed for business purposes, as indicated on plans filed with this application marked "Received June 10, 1948," 6 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, particularly Section 67 of the Multiple Dwelling Law and that the sprinkler system in the cellar portion of the premises occupied in part by the hotel shall be sprinklered throughout; that if any portion of the cellar is occupied as proposed such section shall be separated from the balance of the cellar occupied by the hotel by fireproof partitions; that the occupancy as proposed for business uses shall be restricted to the sale and display of merchandise at retail and shall not include any other type of business use; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

118-48-BZ

APPLICANT—Lama and Proskauer, for Mareve Realty Corp., owner (Nemet Motors, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the sale and display of more than five new or used motor vehicles.

PREMISES AFFECTED—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Nemet.
For Opposition: Patrick McHugh.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (118-48-BZ)

WHEREAS, Lama and Proskauer for Mareve Realty Corporation, owner, Nemet Motors, Lessee, filed February 13, 1948, an application under section 7e of the zoning resolution to permit in a business use district, the sale and display of more than five (5) new or used motor vehicles, affecting premises 150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 to 90), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin, and laid over to September 28, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 150th street is in residence and business use, C area and Class 1½ height districts; Hillside avenue and the site are in a business use, C area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1948, re Alt. Applic. 3198-47, reads:

"2. The use of a plot for the sale and display of more than 5 new or used cars, is contrary to Art. 2, Sec. 4a, subsec. 15 of the zoning law, when located in a business zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. front by 100 ft. in depth, on which is lo-

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cated a building 24 ft. by 45 ft. one story in height, of masonry construction, which is to be removed; that it is proposed to use the site for the sale and display of more than five new and used cars, level the plot to grade and install a frame building 17 ft. by 25 ft. one story, 13 ft. in height, of Class 4 construction, to be used as an office; and

WHEREAS, the applicant contends that Hillside avenue is a main auto highway and has developed along its entire length from Queens boulevard, to about 169th street with auto sales, service and other uses to do with autos; that the property immediately adjoining to the east is developed with a gasoline service station Block 9706, Lot 83; Block 9706, Lot 100, is used as a used car lot; Block 9706, Lot 69, is developed with a garage; that immediately across the street Block 9697, Lot 28, is used as a used car lot; Block 9763, Lot 13 is developed with a gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated January 22, 1948 on Alt. Applic. 3198-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

254-48-BZ

APPLICANT—Wilson and Mangan, for Melville Springsteen, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop.

PREMISES AFFECTED—80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles A. Wilson and Melville Springsteen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (254-48-BZ)

WHEREAS, Wilson & Mangan for Melville Springsteen, owner, filed March 23, 1948 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium and motor vehicle repair shop, affecting premises 80-07 Atlantic avenue, north side, 50.84 ft. east of 80th street (Block 8960, Lots 35 and 36), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin, and laid over to September 21, 1948, then to September 28, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 80th street, Atlantic avenue and the site are in a business use D area class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 2, 1948 on N.B. Applic. 4914-47 reads:

"1. The erection of a gasoline service station including a building to be used as an office, lubricatorium and repair shop, on a plot located in a Business Zone, is con-

trary to Article 2, sec. 4, subsec. 46 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 54.02 ft. frontage by 72.79 ft. in depth, irregular, on which is located a building 49 ft. by 39 ft. el shaped, of frame construction, to be demolished; that it is proposed to erect a building 54.02 ft. front by 37 ft. in depth, irregular, one story, 16.6 ft. in height, of class 3 construction, to be used as an office, lubricatorium, and motor vehicle repair shop in conjunction with proposed gasoline service station in front of plot; and

WHEREAS, the applicant contends that the proposed use is needed to accommodate the automotive traffic at this location and will provide an attractive substitute for the present building erected thereon; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 2, 1948 on N.B. Applic. 4914-47 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

269-48-BZ

APPLICANT—M. Martin Elkind, for Alois Prosser, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four motor vehicles, without the required rear yard.

PREMISES AFFECTED—69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (269-48-BZ)

WHEREAS, M. Martin Elkind, for Alois Prosser, owner, filed March 25, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a building to be used as a garage for four (4) motor vehicles, without the required rear yard, affecting premises 69-16 to 69-24 62nd drive, south side, 100 ft. west of 69th place (Block 2953, Lots 14 and 16), Middle Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to September 28, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 69th place is in residence and business use, A and D area and Class 1 height districts; 62nd drive and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 23, 1948, re N.B. Applic. 726-48, reads:

"1. The erection of a building to be used as a garage for 4 motor vehicles on a plot located in a residence zone, is contrary to Article 2, Sec. 4 of the zoning law.

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"2. The proposed building encroaches on the rear yard required for a plot located in a residence D area (Sec. 14a—zoning law.)"

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100 ft. in depth, on which is located a building 40 ft. by 60 ft. one story, 15 ft. in height, of Class 3 construction, presently used as a cast stone factory; that it is proposed to erect a new building 25 ft. by 52 ft. one story 15 ft. in height, of Class 3 construction to be used as a garage for four trucks used in conjunction with the cast stone business, which was established prior to the change of the use zoning on April 8, 1946, but no record of existing building has been furnished; and

WHEREAS, the applicant states that the owner bought Lot 14 unrestricted at the time, in 1945 and erected the present building; that he intended to buy Lot 16 and build the garage at the same time but was restrained by lack of funds; that in February 1947 he did purchase Lot 16, unaware that in the interim the use had changed to residential; that this property is obviously not suited for residential development, that the erection of this garage will not adversely affect the immediate vicinity because the predominant use now in the vicinity consists of factory, stone yards, commercial greenhouses, etc.; that one block to the west is the Lutheran cemetery; that the area is constantly subject to the noise of the nearby factory operations and also dust coming from the stone yard nearby; that it would be a great hardship for the owner not to have the use of this garage and he will not be able to make use of this property for any residential purpose; that as to the encroachment of the proposed garage into required yard area, the physical characteristics of the site lend merit to the appeal; that a railroad underpass cuts across the property abutting the rear; that this makes it extremely unlikely that any residential structure will ever be built on the property directly behind proposed garage; that furthermore due to difference in street elevations, the roof of the garage would be no higher in elevation than the legal grade of the rear property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution as to extension of the use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7e and 21 thereof, to permit the erection of a four car garage as proposed and as indicated on plans filed with this application marked "Received March 25, 1948," two sheets, *on condition* that the premises where not occupied by the existing building and the proposed building shall be paved with cement or other suitable reasonably impervious material; that there shall be erected on the side and rear lot lines where walls of buildings do not occur a substantial wall or chain link fence erected on a concrete base not less than 1 ft. in height; that a similar fence shall be erected along the street building line of 62nd drive except for two (2) entrances as may be required; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

298-48-BZ

APPLICANT—Irving M. Fenichel, for Dordian Realty Corp., owner (Brighton Laundry Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—2845-2885 (2863 displayed) West 6th street and 587-593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Opposition: John Lurtig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (298-48-BZ)

WHEREAS, Irving M. Fenichel for Dordian Realty Corp., owner, Brighton Laundry Co., Inc., lessee, filed April 1, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension to existing wet wash laundry; affecting premises 2845 to 2885 (2863 displayed) West 6th street and 587 to 593 Sheepshead Bay road, northeast corner (Block 7271, Lots 11 and 26), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held July 13, 1948, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to September 28, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that West 6th street, Sheepshead Bay road and the site are in a business use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1948, re Alt. Applic. 978-47, reads:

"1. Proposed extension to an existing wet wash laundry in a business zone is contrary to Art. II, Sec. 4, Par. 11 and 51 of zone res."

and

WHEREAS, the applicant states that the premises consist of a plot 360.38 ft. front by 98.83 ft. in depth, irregular, on which is located a building 295.68 ft. front by 92.29 ft. in depth, irregular, 2 and 3 stories, 37 ft. 6 in. and 53 ft. 8 in. in height, of Class 3 construction, presently used as a wet wash laundry; that it is proposed to erect a 3-story extension to the north, 62.38 ft. by 98.33 ft. deep, 53 ft. 8 in. in height, of Class 3 construction; that it is also proposed to construct a 3rd story over part of existing two story section to be used as a damp assembly department for the laundry; and

WHEREAS, the applicant contends that the present plant and its use as a laundry was originated by the Brighton Laundry Co., Inc., in 1921 and has so continued without interruption, until the present time; that the development of this plant has been as generally outlined on the accompanying development diagram; that until 1941, when subdivision 51 was made part of section 4a, Art. 2 of the zoning regulations, the laundry in question was a permissible use in a business zone; that without the knowledge that restrictions might some day hamper essential expansion of their plant, and thereby jeopardize their investment and their business, the owners did make very considerable investments and extend painstaking efforts in the acquisition and improvement of the real estate, equipping of the plant and development of the business to its present size; that adoption of such accessory uses as dry cleaning, fur storage and diaper service have become indispensable to family laundries, such as the laundry in question, to a point where such laundries, which do not offer these services to their customers, are not only deprived of direct revenue, therefrom, but find themselves in the precarious position of losing a considerable amount

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of their laundry business to competitors who do offer such accessory accommodations to their customers; that in 1941 the Brighton Laundry Co., Inc., recognizing the situation, started negotiations for the purchase of lot 26, which was subsequently acquired in 1942 as an addition to the northerly side of the plant and for the express purpose of erecting an extension to house the aforementioned accessory services; that however, due to the war and subsequent high cost of construction, the erection of the proposed extension was held in abeyance until the present time, when the provision of the said accessory services has become indispensable and can no longer be delayed; that the 1st floor will be occupied as a dry cleaning department, including receiving, identifying, sorting, cleaning, pressing and shipping, a use which, under Art. 2, Section 4a, subd. 11 of the zoning regulations, is permitted in a business zone as an accessory to a permissible use; that the mezzanine floor will be occupied for tailoring, offices and employees' accommodations; 2nd floor, for storage of fur garments and 3rd floor for a diaper service; that in connection with the provision of the proposed damp assembly room, above the two story section of the existing building, the intention is to bring to this room, through the medium of conveyors, laundry articles which have been processed in the washing and extracting departments on the 1st floor and then, after sorting, to disperse such articles, by gravity, to the 2nd floor for ironing and finishing; that under the highly competitive situation in the laundry industry and with prevailing high labor costs, it is indispensable that this room be provided for the purpose of effecting greater efficiency in production; that the operation in and in connection with this room is clean, quiet and in no way objectionable; that for the purpose of serving to the best advantage, it is necessary that the room in question be provided at the location indicated and that the room have as much natural light as possible; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of the building and use as proposed and as indicated on plans filed with this application marked "Received April 1, 1948," three sheets, and "Received June 29, 1948," two sheets, showing the existing conditions, and one sheet marked "Received September 27, 1948" showing the proposed off-street loading space along West 6th street *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all delivery trucks when not actually engaged in the loading and unloading of material shall be stored in the company's adjacent garage on Sheepshead Bay road; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

447-48-BZ

APPLICANT—Bryce Rea, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the sale and display of more than five used motor vehicles.

PREMISES AFFECTED—233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Bryce Rea.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (447-48-BZ)

WHEREAS, Bryce Rea, owner, filed May 17, 1948, an application under 7e of the zoning resolution, to permit, in residence and local retail use districts, the sale and display of more than five (5) used motor vehicles, affecting premises 233-20 Northern boulevard, southwest corner of Alley Pond parkway (Block 8166, Lot 24), Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a local retail use, D area and Class ½ height district; Alley Pond parkway and the site is in residence and local retail use, D and G area Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1948, re Misc. Applic. 2973-48, reads:

"A used car lot for the sale and display of used cars in a local retail and residence districts is contrary to Art. 2, Sections 3 and 4 (4c) of the zoning resolution." and

WHEREAS, the applicant states that the premises consist of a plot 123.42 ft. front by 77.88 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant lot for the sale and display of more than 5 used cars; and

WHEREAS, the applicant contends that the lot has recently been filled up to grade by dumping about 1000 loads of clean fill and cannot be used for permanent buildings except at an excessive cost for piling; that none of the cross streets have been opened, and as an immense amount of filling will be necessary it is probable that it will be very many years before the land to the rear of the property is brought into use; that there are no substantial buildings within 500 ft. of the lot; that the only buildings within 500 ft. of the lot is a gas station and a wood shed and sales office; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board in connection with adjoining gasoline station; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit the plot as proposed and as indicated on plans filed with this application marked "Received May 17, 1948," one sheet, and marked "Received August 6, 1948," one sheet, to be occupied for the display and sale of motor vehicles *on condition* that during the term of this variance the premises shall be occupied for no other use; that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with steam cinders or crushed bluestone; that there shall be erected on the interior lot lines continuously a fence of the woven wire type with anchored steel posts not less than 5 ft. in height; that along the street building line of Northern boulevard and Alley Pond parkway, such fence shall be erected or there may be erected on the lot line a cement curbing not less than 1 ft. in height except for openings as proposed to Northern boulevard and Alley Pond parkway; that any lighting for general illumination shall be on post standards with metal reflectors; that no signs shall be erected except in conformance with the zon-

MINUTES

ing resolution; that during the term of this variance no building shall be erected on the premises unless approved by the Board; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

479-48-BZ

APPLICANT—Henry George Greene, for Betty H. Ossip, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—65-89 Austin street and 94-01 to 94-11 66th avenue, northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: Margaret Pizza, B. N. Siegeltuch, Arthur W. Kelly, S. N. Ohlbaum and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (479-48-BZ)

WHEREAS, Henry George Greene, for Betty H. Ossip, owner, filed May 24, 1948 an application under sections 7f and 21 of the zoning resolution, to permit in residence and business use, D area districts, the erection and maintenance of a storage garage for more than five (5) motor vehicles, using more than the permitted area, affecting premises 65-89 Austin avenue and 94-01 to 94-11 66th avenue, northwest corner (Block 3100, Lot 40), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Austin street is in business and unrestricted use D area, class 1 height districts; 66th avenue is in residence, business and unrestricted use D area, class 1 height districts; the site is in residence and business use D area class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated May 17, 1948 on N.B. Applic. 1786-48 reads:

"1. Proposed erection of garage for more than 5 cars located in a business district is contrary to Sec. 4-15 of Zoning Resolution.

2. Percentage of area covered by building must be shown to comply with Sec. 14-c of Zoning resolution; note premises is in a D district."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 107.39 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 100 ft. in depth, one story, 11 ft. 6 in. in height, of class 1 construction, to be used for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the plot in question is located on the same street and directly opposite existing garages which principally serve the nearby apartments of Forest Hills and Rego Park; that the present zone of the site causes a restrictive use which is not consistent with the use for which the site is most adaptable; that the increased number of residential buildings that have been and are be-

ing constructed in the nearby areas have created a demand for car storage space far in excess of that now existing within the immediate area and the erection of this garage would help to alleviate this demand; that it is proposed to erect this garage in the business portion of the plot with the rear 7.9 ft., which is wholly within the residential area, to be maintained vacant, with the rear wall facing this portion of the plot to be unpierced, with no windows or openings; that the garage entrances will be on Austin street and the first bay off Austin street, so that the greatest possible footage will be maintained between the entrance and the residential portion; that the garage will be fire-proof and the parapet walls of the roof will be carried up to a height of 5 ft., including a one foot aluminum railing for complete and adequate protection for motor vehicles to be stored on the roof; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant under section 7f and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

505-48-BZ

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative (

THE RESOLUTION (505-48-BZ)

WHEREAS, Michael A. Cardo for Flora Donna Estates, Inc., owner, (Mrs. Matilda Carozza, lessee) filed May 20, 1948 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop, affecting premises 1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin; and laid over to September 28, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Allerton avenue is in residence and business use, C and D area class 1 and 1½ height districts; Gunhill road is in a business use, C, D and E1 area, class 1 height district; the site is in a business use, D area class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1948 on amendment to N.B. Applic. 409-48 reads:

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"1. Proposed use of these premises for Gasoline Service Station and Motor Vehicle Repair Shop, within a Business District, is contrary to Article II, Section 4, of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.66 ft. frontage by 109.77 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 70 ft. front by 58 ft. in depth, one and two stories, 14 and 24 ft. in height, of class 3 construction, to be used as a gasoline service station and motor vehicle repair shop; and

WHEREAS, the applicant contends that the property lies in low, swampy, marshy ground and is mostly inundated by Givans Creek; that the plot adjoins an unrestricted district and is bounded by Gunhill road on the west side; on the north side by Allerton avenue, with "filled-in" ground for only a short distance or about 75 ft. east of Gunhill road; on the east side by Wickham avenue which runs through marshy ground ending to a point on Gunhill road; that both Allerton avenue and Wickham avenue are mapped streets only at this location; that due to the nature of the surrounding ground and that the established businesses immediately adjoining the property on the east side of Gunhill road consist of concrete block manufacturing sheds and yard, blacksmith shop, second hand plumbers supply yard, automobile wrecking yards and auto repair shops, with a gasoline station on the opposite side of property, the characteristic surrounding neighborhood is already established with the kind of business that is ordinarily found in an unrestricted area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7f and 7i thereof, for a term of fifteen (15) years, to permit the construction of the gasoline service station and motor vehicle repair shop as proposed and as indicated on plans filed with this application marked "Received May 20, 1948," four sheets, *on condition* that complete working drawings shall be submitted for approval by the Board before same are filed with the Department of Housing and Buildings showing all piling or other necessary supports below grade; that such plans be filed within one (1) month from the date of this resolution and for further consideration as to conditions to be imposed by the Board after working drawings are submitted; that no portion of the building shall be erected nearer than 10 ft. to any street building line; that all permits shall be obtained within one (1) year after approval of such plans; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

522-48-BZ

APPLICANT—Burke, Morrison and Green, for Brentwill Corp., owner (Queens Petroleum Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to one story garage to be used for owner's five trucks.

PREMISES AFFECTED—93-01 to 93-11 170th street and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles R. Kahn.

For Opposition: L. H. Roth, Mrs. F. Mignardi and Mary Melman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (522-48-BZ)

WHEREAS, Burke, Morrison & Green, for Brentwill Corp., owner (Queens Petroleum Company, lessee) filed June 2, 1948 an application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing one story garage to be used for owner's five trucks, affecting premises 93-01 to 93-11 170th street, and 170-02 to 170-08 93rd avenue, southeast corner (Block 10219, Lots 1 and 118), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 170th street is in residence and unrestricted use, C area, class 1½ height districts; 93rd avenue and the site are in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1948 on Alt. Applic. 960-48 reads:

"1. Proposed extension of garage, located within a residence district, to garage for 5 trucks is contrary to Art. 2, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.09 ft. frontage by 75.06 ft. in depth, on which is located a two story and attic store and dwelling, a one story frame garage and a one story brick and frame garage (front and north walls frame, rear and south walls masonry); that it is proposed to extend the existing frame and masonry garage (3 car), remove frame walls and replace with masonry walls; that the garage will be 34 ft. front by 59 ft. 9 in. in depth, one story, 14 ft. in height, of class 3 construction, to be used as a garage for owner's five trucks; and

WHEREAS, the applicant contends that the garage is to house the owner's fuel oil delivery tank trucks; that the owner has been storing his trucks in the south side garage at 115-02 South Road, Jamaica, where there have been many difficulties due to vandalism and pilfering; that the building is unheated and the south side garage has had a recent change of ownership and the new owners have requested that the oil trucks vacate; that the proposed site is 58 ft. north of the Long Island railroad embankment and the railroad is bridged over 170th street at this point; that south of and adjoining the railroad is a six story warehouse; that diagonally opposite the site on the northwest corner of 93rd avenue and 170th street is a bar and grill; that it is proposed to maintain a 15 ft. setback from the 170th street building line so as not to interfere with light and ventilation for the adjoining premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7c of the zoning resolution;

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

143-48-BZ

APPLICANT—Thomas M. Briody, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use, D and F area district, the erection and main-

MINUTES

tenance of a building to be used as a store and dwellings, without the required side yard in the F area district portion of the lot, and using more than the permitted area in the D and F area district portions of the lot.

PREMISES AFFECTED—83-09 Parsons boulevard, east side, 95 ft. south of Grand Central parkway (Block 6862, Lot 328), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Thomas M. Briody.

For Opposition: Elizabeth Buchsbaum, Bertha Gassner and R. Koehl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

198-48-A

APPLICANT—Lama & Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: O. L. Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 19, 1948 at 10 A.M. for decision by the Board without further argument, in connection with Cal. 933-28-BZ.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert J. McDonald, Joseph B. Forman, J. J. Flaherty and L. F. Anderson.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 A.M. for applicant to furnish detailed statement and larger scale plan.

506-48-A

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6); Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over without date pending final action by the Board on Cal. 505-48-BZ.

119-48-A

APPLICANT—Lama & Proskauer, for Mareve Realty Corp., owner (Nemet Motors, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-37 Hillside avenue, north side, 230 ft. east of 150th street (Block 9706, Lots 88 and 90), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Nemet.

For Opposition: Patrick McHugh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken under Cal. 118-48-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

513-48-A

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph P. Smyth, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 2:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 28, 1948,
2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

47-26-S

APPLICANT—Cross and Brown, for Colonia, Inc., owner.

SUBJECT—Application reopened February 25, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 East 38th street, north side, 125 ft. east of 5th avenue (6th floor—fire escape); (Block 868, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert J. Courtney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (47-26-S)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 3 East 38th street, north side, 125 ft. east of Fifth avenue (6th floor-fire escape), (Block 868, Lot 7), Borough of Manhattan, was granted by the Board on December 21, 1926, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened February 25, 1948; and

WHEREAS, the decision of the borough superintendent dated January 20, 1948 on Alt. Applic. 36-48 reads:

"1. Fire escape not acceptable as a means of egress in a factory over 5 stories in height. Sec. 271 Labor Law as amended 1947.

"5. Each tenant to have access to 2 legal means of egress. Show compliance with this requirement."

and

WHEREAS, the applicant states that the building is 6 stories, 70 ft. in height, 25 ft. by 94 ft. 9 in. in area at 1st floor, 25 ft. by 88 ft. 9 in. in area at typical floor, of class 3 construction, erected in 1921, located in a retail use B area class 2 height district, and used and occupied since 1921 as follows: cellar, boiler room; 1st floor, store and storage; 2nd floor, offices and storage, 2 persons; 3rd floor, manufacturing blouses and storage, 8 persons; 4th floor, manufacturing handbags, 10 persons; 5th floor, manufacturing ladies' neckwear, 10 persons; 6th floor, manufacturing hats, storage and office, 8 persons; that the building is equipped with an interior fire alarm system, one 3 ft. 8 in. wide interior wood stairs, enclosed in fire-resistant enclosure, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape at rear extending to roof by stair with egress from its lower termination through 4 East 39th street to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 667 issued July 28, 1947 was for violation of section 272 of the Labor Law in that (1) access to rear fire escape for occupants at front is blocked with partitions on the 2nd, 3rd and 6th floors; (2) exit doors to stairway not self-closing; (3) exit signs are missing and red lights are not operating; and

WHEREAS, C.O. 2877 issued March 10, 1921 upon completion of Alt. 917-20 permits the use of the 1st floor as store; 2nd floor as tea room; 3rd floor and above, offices and factory; not more than 25% of total floor area to be used for manufacturing; and

WHEREAS, the applicant contends that Alt. Applic. 36-48 was filed to comply with Violation 667 issued July 28, 1947; that as the owner could not get access to the rear half of the 2nd, 3rd and 6th floors to build a partition leading to the rear fire escape, it is proposed to install a door with a glass panel and adjacent fire axe hung on the wall; that prior to receiving disapproval of Alt. 36-48 a Magistrates Court summons was served for non-compliance with the violation and final disposition made with a fine of \$25 in Magistrates Court; that at this time the owner obtained possession of the rear half of the 3rd floor and rented the rear half of the 2nd floor to the occupant of the front half of the 2nd floor; that by closing a well opening in the 2nd floor of stairway leading to the store and throwing this into an open floor occupancy, the violation is eliminated as to the 2nd floor; that when the alteration application is approved permitting the corridor to be constructed from the front half to the rear fire escape on the 3rd floor, the 2nd and 3rd floors will not be in violation, leaving only the 6th floor, the rear half of which

the owner cannot gain possession of and it is requested that the Board accept the door with the glass panel and adjacent fire apparatus; that upon filing an amendment for closing the stairwell at 2nd floor level and building the 3rd floor corridor, the borough superintendent objected to the adequacy of the rear fire escape, the building being a factory over 5 stories in height; that this fire escape has been in existence since erection of the building in 1921 and as permitted under Cal. 47-26-S complies with the law in every respect; that it would be an extreme hardship in an existing building to be required to provide another legal means of secondary exit; that it is not believed that the legislature intended the amendment to be retroactive and it is therefore requested that the Board modify this objection issued by the borough superintendent; and

WHEREAS, on December 21, 1926 the Board varied the Labor Law as cited in item 1 of order 77162-LD issued by the fire commissioner under Cal. 47-26-S on condition that a doorway shall be provided at the rear basement and first story to balcony fire escapes, as to item 2, on condition that a 60 degree connecting stairs to balcony fire escapes shall be provided from the basement to the roof of the adjoining 2nd story extension at the rear with egress therefrom through plain glass windows through said premises to the street, and as to item 3 of the order relating to the interior stairway, particularly as to the absence of fireproof base at 1st story and that doors leading to stairway enclosure on 2nd story were provided with two wire glass panels, each 15 in. by 72 in., on condition that the ceiling of the cellar under the stairhall shall be fire-retarded and granted as to the doorway on the 2nd story leading to the stairhall only so far as the panels of wire glass not exceeding 15 in. by 72 in. in area are concerned, on condition that the doorway otherwise shall comply with the requirements of the Labor Law, and that the factory occupancy throughout shall not exceed 25% of the area of the building and that the building be maintained in accordance with the C.O. then in force; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, on Alt. Applic. 36-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire escape shall be maintained as required by the Board under Cal. 47-26-S, and the building shall not be increased in height or area other than as hereinafter provided; as to Objection 5, as to the 6th, top floor only, that the tenants occupying the front portion of the building shall have in addition to the access to the primary means of exit, access to a ladder leading to the roof through a scuttle into a bulkhead as proposed on revised plans marked "Received September 24, 1948," 2 sheets, that such bulkhead construction shall meet the requirements of the Building Code for such bulkhead construction of not less than one hour; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 47-26-S and 48-26-A.

1093-47-A

APPLICANT—Metro Hoist & Body Co., Inc., (lessee), for Max Hirsch, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-17 34th street, east side, 167 ft. south of 36th avenue (Block 634, Lot 27), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Petrelti.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (1093-47-A)

WHEREAS, Metro Hoist & Body Co., lessee, for Max Hirsch, owner, filed December 18, 1947, an appeal from an order and a decision of the fire commissioner, affecting premises 36-17 34th street, east side, 167 ft. south of 36th avenue, (Block 634, Lot 27), Long Island City, Borough of Queens; and

WHEREAS, Order #10173 LC issued by the fire commissioner September 24, 1947, reads:

"You are hereby notified that an inspection of the premises used as a motor vehicle repair shop shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"1. Provide an enclosure of approved fire retarding material about space where open flames (oxy-acetylene torch) are used, separating same from remainder of premises and making door to same fireproof and self-closing. C19-72.0-a, Adm. Code."

and

WHEREAS, this order was repeated in a decision of the fire commissioner, dated November 19, 1947; and

WHEREAS, the applicant states the building is one story, 16 ft. in height, 50 by 100 ft. in area, Class 3 construction, located in an unrestricted use, B area, Class 1½ height district, erected in 1927 and used since 1943 for installing tank equipment on truck chassis, 12 persons; and

WHEREAS, the applicant contends that it mounts truck bodies and hoists and related equipment on new truck chassis; that the products are heavy and require a set-up that entails burning, cutting and welding in one location under overhead hoists and cranes and this equipment cannot be moved in and out of a separate enclosure due to the nature of the product; that it is impractical to operate the business if trucks had to be driven into separate enclosures in order to burn, cut and weld; that during the mounting of each truck body on a chassis, it is necessary to do burning and welding many times during the day and if there are several bodies mounted at the same time, it can be appreciated how impractical compliance with the order would be; that it would be impossible to do this work if compelled to drain the gasoline out of the chassis fuel tank before the chassis are brought into the shop; and

WHEREAS, Certificate of Occupancy No. Q36893 issued November 22, 1946, upon completion of work under Alt. 1879/46 permits the use of the building as a motor vehicle repair shop and body builders with an occupancy of 15 persons; and

WHEREAS, upon inspection it was stated contrary to the above representation, that tanks on chassis on which bodies are to be installed are new and never have had gasoline in them; that such chassis are brought into the building operated from a temporary small gasoline tank located in the cab and which is promptly removed to outside the building; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner, acting on Order 10173-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no trucks that have had gasoline in their tanks shall be permitted in the building; that if trucks are brought into the building with a temporary gasoline tank in the cab, such tank shall also be removed before any welding or other work using a flame is carried on; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that any windows now located in side or rear walls that are within 30 ft. of another building shall be made fireproof and self-closing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

495-48-A

APPLICANT—Benar Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-10 to 162-14 Jamaica avenue, south side, 51 feet west of New York boulevard, 92-15 to 92-29 Union Hall street, and 92-14 to 92-20 New York boulevard, (Block 10102, Lots 4, 6, 13, 15, 72, 74, 79), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Sheppard Glucroft, F. M. Parkhurst, John Woods and R. V. Benson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (495-48-A)

WHEREAS, Benar Holding Corporation, owner, filed May 4, 1948 an appeal from a decision of the borough superintendent, affecting premises 162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 22, 1948 on Misc. Applic. 3662-48 reads:

"1. Sprinkler protection shall be provided at all stairs in accordance with the approved plan. Sec. 15.18.10 K." and

WHEREAS, the applicant states that the building is 7 stories, 95 ft. in height, 108 ft. by 295 ft. in area, of class 1 and class 3 construction, erected in 1925, located in a business use C area class 1½ height district and used and occupied since 1929 as a department store, equipped with a two source sprinkler system throughout except in portions of the stair wells, equipped throughout with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are five interior steel fireproof enclosed stairs, equipped with kalamein self-closing doors, leading from roof bulkhead direct to street, each 3 ft. 8 in. minimum in width and one fire tower; and

WHEREAS, the applicant requests the Board to permit the omission of the sprinkler heads in the fireproof stairways 2, 4 and 6 in the fireproof portion of the building; and

WHEREAS, the applicant contends that these stairways are provided with complete standpipe system; that each of the stairways 2, 4 and 6 in question has the necessary sprinkler heads at the bottom of the stair well; that there is nothing in these stairways to provide any fire hazard as there is nothing whatever combustible in the stair wells; that all other stairways are fully sprinklered and completely equipped with a standpipe system.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 3662-48, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

649-48-A

APPLICANT—Shirley and de Shaw, for Florence G. Scheringer, owner (Irving Garvin, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—753 Melrose avenue, west side, 99.30 ft. north of East 156th street (1st floor); (Block 2403, Lot 31), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: William R. Shirley.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (649-48-A)

WHEREAS, Shirley and deShaw for Florence G. Scheringer, owner, Irving Garvin, lessee, filed July 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 753 Melrose avenue, west side, 99.30 ft. north of East 156th street (Block 2403, Lot 31) (1st floor), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1948, on amendment to Alt. Applic. 770-46, reads:

"8. Records indicate rear portion of 1st floor as being approved for residence use only, proposed change of that area from residence to commercial use, in a frame dwelling, is contrary to Sections 2.1.3.5 and 4.2.1 of the Building Code."

and

WHEREAS, the applicant states the building is 3 stories 35 ft. in height; 43 ft. 3 in. by 70 ft. in area, of Class 4 construction, erected prior to 1901, located in a business use, B area, Class 1½ height district and used and occupied since 1901—cellar, storage; 1st floor, two stores and one apartment; 2nd floor, 2 apartments; 3rd floor, two apartments (old law tenement, Class A multiple dwelling) and proposed to be used and occupied without change except that the 1st floor will be used as one store and one self-service retail laundry; that the building is provided with one 3 ft. wide wood stairs, enclosed in wood studs, cement plaster on metal lath, equipped with wood self-closing doors leading direct to street and provided with a ladder and scuttle to roof, and one fire escape at rear leading to roof by ladder, to yard by ladder with egress from its lower termination by gate in fence to adjoining yard; and

WHEREAS, the applicant contends that under Cal. 710-46-BZ, the Board permitted the operation of a self-service laundry on the 1st floor south at the front of the building for a period of five years; that the specification sheet of Alt. 770-46 as approved gave the classification of the building as "stores and 2-family dwelling"; that it was later discovered that the structure was an old law tenement and the approval was revoked and new plans and new specification sheet filed; that after an examination of the corrected plans and specification sheet the objection herein appealed was issued; that it is requested the Board permit the extension of the self-service laundry into the vacant former 4-room apartment as indicated on plans filed with this appeal; that the space involved has a concrete floor on ground and the ceiling will be properly fire retarded; and

WHEREAS, the applicant contends that if the rear portion has previously been occupied for residence purposes, such occupancy is not recorded and may have been so occupied by an operator of the front portion as a store.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 770-46, Objection 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the space shall not be further increased in height or area as proposed and as shown on plans marked "Received July 1, 1948," 5 sheets; that in all other respects all laws, rules and regulations shall be complied with, including the installation of the hot water boiler with oil burner as indicated and shall comply with the requirements of the resolution adopted by the Board under Cal. No. 710-46-BZ on November 30, 1946; that the partition between the store occupied by the laundromat and the adjoining store shall be approved one hour partition.

715-48-A

APPLICANT—Topps Chewing Gum, Inc. (lessee), for Bush Terminal Buildings Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue (Bush Building No. 1—4th floor); (Block 695, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Shookhoff.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (715-48-A)

WHEREAS, Topps Chewing Gum, Inc., lessee, for Bush Terminal Building Co., owner, filed July 21, 1948 an appeal from a decision of the fire commissioner, affecting premises 203-269 37th street, northeast corner of Third avenue (Block 695, Lot 1), (4th floor), Bush Building No. 1, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated June 21, 1948, reads:

"This will acknowledge receipt of your letter of June 18th, wherein you request a permit for employees to smoke in your offices and cafeteria in west end of building on the 4th story of above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 6 stories, 86 ft. in height, 600 ft. by 75 ft. in area, of class 1 construction, erected in 1907, located in an unrestricted use A area class 2 height district, and used and occupied since erection as follows: basement, storage; 1st floor, manufacturing corrugated paper, 50 persons; 2nd floor, manufacturing electrical parts, 50 persons; 3rd floor, bottling plant, 150 persons; 4th floor, bottling, cafeteria and offices, 50 persons; 5th floor, manufacturing chewing gum, 100 persons; 6th floor, manufacturing and cloth printing, 50 persons; that no change in use or occupancy is proposed; that the building is equipped with a two source sprinkler system throughout, an approved standpipe system, an approved interior fire alarm system and four 6 ft. wide reinforced concrete fireproof enclosed stairs from roof bulkhead direct to street and two fire escapes on the north side extending to roof by stair and to street and yard by stairs; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant requests permission for its employees to smoke in the general offices and cafeteria on the 4th floor as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that surreptitious smoking is occasionally engaged in by the employees and although attempts have been made to discourage same it is practically impossible to eliminate the practice; that it is therefore felt if smoking is permitted in stated areas and supervised it would eliminate fire hazards normally resulting from surreptitious smoking; it is therefore requested that permission be granted for smoking in the cafeteria and general offices occupied by Topps Chewing Gum, Inc. on the 4th floor.

Resolved, that the decision of the fire commissioner dated June 21, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted throughout the premises occupied by the lessee except as proposed and as shown on the plans filed with this appeal marked "Received July 21,

MINUTES

1948," 2 sheets; that such section shall be separated from the balance of the building and also from the 5th floor at the top of stairs with metal and glass partitions as proposed; that such receptacles for smokers refuse shall be installed as the fire commissioner shall direct; that such signs showing where smoking is permitted shall be posted as the fire commissioner shall instruct.

718-48-A

APPLICANT—Abraham Farber, for Mrs. Beatrice Levy, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4014-4016 3rd avenue, west side, 60 ft. 2 in. north of 41st street (Block 712, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and Ed. Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (718-48-A)

WHEREAS, Abraham Farber for Mrs. Beatrice Levy, owner, filed July 23, 1948 an appeal from a decision of the borough superintendent, affecting premises 4014-4016 Third avenue, west side, 60 ft. 2 in. north of 41st street (Block 712, Lot 41), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated July 20, 1948 on Alt. Applic. 1331-48 reads:

"8. The floor area is sufficient to accommodate more than 6 persons employed at manufacturing, therefore exits complying with Sec. 270 of the Labor Law should be provided."

and

WHEREAS, the applicant states that the building is two stories, 26 ft. in height, 40 ft. by 90 ft. in area, of class 3 construction, erected in 1898, on a lot 40 ft. by 95 ft. in area, in an unrestricted use A area class 2 height district, and used and occupied since 1940 as follows: cellar, boiler room; 1st floor, office and mattress manufacturing, 7 persons; 2nd floor, storage, no persons; that no change in use or occupancy is proposed; and

WHEREAS, the applicant states that not more than five persons will be employed at manufacturing in the building; that the building is provided with two interior stairs of wood construction, enclosed in fire-retarded partitions, equipped with fireproof and wood self-closing doors; that one stair leads to street at front and a ladder and scuttle to roof is provided; that stairs are 3 ft. 8 in. wide at front and 3 ft. wide at rear; and

WHEREAS, Violation 2564-44 issued June 5, 1944 was for occupying the premises as a mattress factory without a C.O. therefor; and

WHEREAS, the applicant contends that the building has been used for mattress manufacturing since 1940 when it was acquired by the present owner; that not more than five persons will be engaged at manufacturing; that according to a definition of "factory" in Art. 1, sec. 2, subd. 9 of the Labor Law, buildings having less than six persons employed at manufacturing are not controlled by the Labor Law as to exits, etc.; that to comply with section 270 of the Labor Law as amended is physically impossible in this case as it would destroy the street level value of the property; that since the cellar is used only as a boiler room the engineer's ladder provided to the sidewalk should be adequate as a secondary means of egress; that there are two exits from the front of the 1st floor and a third exit through an open passage at rear to 41st street; that the

2nd floor is used only for storage and is provided with a 3 ft. 8 in. wide wood stair in fire-retarded enclosure to Third avenue and a 3 ft. wide stair at rear leading to open passage to 41st street; that although the area of the building is sufficient to accommodate more than six persons at manufacturing, an affidavit has been filed by the owner certifying that not more than five persons will be employed at manufacturing; that the business requires large spaces for manufacturing and storage of the finished product; that the owner should not be penalized for some unknown future use which might employ more than five persons; that for the present set-up with an occupancy of five persons engaged in manufacturing, the Labor Law does not require compliance with section 270 and it is unreasonable and unjust to penalize the owner to defray the large expense involved in complying fully with section 270 of the Labor Law; it is therefore requested that the Board grant relief from the confiscatory ruling of the borough superintendent and accept the conditions shown in view of the very limited number of persons engaged in manufacturing and the more than adequate means of egress now provided.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1331-48, Objection 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the occupancy shall be as proposed and the building and exits shall be arranged as indicated on plan filed with this appeal marked "Received July 23, 1948," 1 sheet, *on condition* that there shall be a fire retarded wall from the foot of the stairway to the rear wall of the building and a fireproof self-closing door in such wall leading in to the first floor so as to provide a safe exit from the second story through the rear stairway hall to the court yard leading to 41st street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the conditions set forth and as proposed shall be maintained; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct and that a certificate of occupancy shall be obtained.

721-48-A

APPLICANT—A. H. Salkowitz, for Lawrence Harding Co., Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (721-48-A)

WHEREAS, A. H. Salkowitz for Lawrence Harding Company, Inc., owner, filed on July 27, 1948, an appeal from decisions of the borough superintendent, affecting premises 187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th street; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated June 18, 1948 on N.B. Applications 3034 to 3037, inclusive, 3042 to 3045, inclusive, and 3047 and 3048-1948, read:

"1. The erection of a frame dwelling within the fire limits is contrary to Sect. 4.1.2 of B.C.

2. 2" beams within fire limits contrary to Sect. 7.1.4 of B.C."

and

WHEREAS, the decision of the borough superintendent, dated June 9, 1948, on N.B. Applications 2600-48 and 2601-48, read:

"1. The erection of a frame building within fire limits is contrary to Section 4.1.2 Bldg. Code."

and

WHEREAS, the applicant states that the premises consist of lots having a frontage of 268.25 ft. on the south side of Peck avenue between 189th street and 190th street and; 202.45 ft. on the south side of Peck avenue between 190th street and 58th avenue; 134.12 ft. on the south side of Peck avenue; 51.22 ft. on 188th street and 40 ft. on 188th street and 100 ft. on 56th avenue; located in a residence use C and D area, Class 1 height district, which it is proposed to subdivide into separate lots and to erect on each lot a one and a half story frame one family dwelling, 19 ft. in height, of the dimension as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the buildings will be constructed of 2 in. by 4 in. wood studs, 16 in. o.c. surfaced on the exterior with approved type U. S. Gypsum board with 4 in. brick veneer from top of foundation to plate line at attic floor level; that roofs will be surfaced with 210 lb. approved asphalt shingles; that all of the dwellings will be of the detached type and are part of a group development being erected by the same owner in this and the adjoining area; that the dwellings will be set back a distance of not less than 10 ft. from street lines and will be provided with side yards so arranged that the dwellings will be not nearer than 15 ft. to the next adjoining dwelling, except in the case of N.B. Building 3047 and 3048, which case the dwellings will be not nearer than 9 ft. to the next adjoining dwelling.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 3034 to 3037 incl. 3042 to 3045, incl., and 3047 and 3048-48, Objections 1 and 2, and N.B. Applications 2600-48 and 2601-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be erected substantially as proposed and shall comply with the requirements for similar buildings when permitted to be erected outside of the fire limits; that each building shall be restricted to the occupancy of one family; that each house shall be located on a lot as indicated on plans filed with this appeal marked "Received July 27, 1948," 11 sheets, in accordance with the numbers indicated thereon as assigned by the Tax Department; that the building on each

lot as proposed shall comply with the requirements of a "D" area district; that any garage erected on any lots shall comply with the requirements for a "D" area district.

729-48-A

APPLICANT—Morris Whinston, for T. Cohn, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—745-759 65th street, north side, 200 ft. west of 8th avenue (Block 5821, Lots 54-57), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (729-48-A)

WHEREAS, Morris Whinston for T. Cohn, Inc., owner, filed July 26, 1948 an appeal from a decision of the borough superintendent, affecting premises 745-759 65th street, north side, 200 ft. west of 8th avenue (Block 5821, Lots 54 and 57), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1948, on amendment to Alt. 1073-48 reads:

"1. Enclosure for conveyor shaft is required.

2. Passageway is a required means of egress to exit stairs."

and

WHEREAS, the applicant states that the building is two stories, 22 ft. in height, 140 ft. by 100 ft. in area at 1st floor, 140 ft. by 90 ft. in area at 2nd floor, of class 3 construction, erected in 1920, located in an unrestricted use A area class 1¼ height district, and used and occupied since 1920 as follows: cellar—boiler room and manufacturing of metal tops—10 persons; 1st floor—office and manufacturing of metal toys—100 persons; 2nd floor—manufacturing of metal toys—75 persons, for which C.O. 55177 was issued applying to a new extension only and permitting the use and occupancy as follows: cellar—storage; 1st floor—factory, office and shipping—52 persons; 2nd floor—factory—52 persons; that the building is equipped with a one source sprinkler system, an interior fire alarm system and regular monthly fire drills are maintained; that there are three 3 ft. 8 in wide fireproof brick enclosed stairs, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street; and

WHEREAS, the applicant contends that it is proposed to cut an opening 3 ft. 6 in. by 11 ft. in the second floor for the erection of a mechanical conveyor for carrying merchandise from the first floor; that this small opening will not be a fire hazard and should the Board require additional protection the owner will be willing to erect a baffle around the opening of metal lath and portland cement plaster 2 ft. below the ceiling of the 1st floor and a sprinkler curtain 12 in. outside of baffle with sprinkler heads 4 ft. on centers; and

WHEREAS, the applicant contends as to objection 2 that the amendment was filed to eliminate an intermediate passageway between the dressing rooms on the 2nd floor marked B on plans filed with this appeal and a door in the interior wall on the 1st floor marked A on plans filed with this appeal; that this passageway and doorway are not necessary as the building is entirely sprinklered and under section 270 of the Labor Law it is permitted to travel 150 ft. to any exit on the 2nd floor and 200 ft. on the 1st floor; that in no case are these distances exceeded.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1073-48, be and

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it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received September 23, 1948," 3 sheets, including the baffle around the conveyor opening and sprinkler curtain with sprinkler heads 4 ft. on center as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 117-21-A that the sprinkler system, interior fire alarm and monthly fire drills shall be maintained in accordance with the requirements therefor.

824-48-A

APPLICANT—New York Life Insurance Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—190-12 Horace Harding boulevard, south side, 482 ft. 6 in. east of 188th street (Block 7117, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Mendes Hershman, Joseph B. Klein and Henry F. Richardson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (824-48-A)

WHEREAS, New York Life Insurance Company, owner, filed September 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 190-12 Horace Harding boulevard, south side, 482 ft. 6 in. east of 188th street (Block 7117, Lot 2), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 8, 1948, on Misc. Applic. 6154-48, reads:

"2. Provide a gravity tank as required by Sec. 12.17.5."

and

WHEREAS, the applicant states the building will be 237 ft. 6 in. by 104 ft. and 111 ft. in area, one story, 49 ft. in height, of Class 1 construction, located in a retail use, D area Class 1 height district, used and occupied as a theatre, 2194 persons; that it is to be equipped with a standpipe system without a gravity tank; and

WHEREAS, the applicant contends that the building will be one story and cellar without stores, of Class 1 construction, equipped with a standpipe system and containing the exits required by Article 13 of the Administrative Code; that the building, although in excess of 15,000 sq. ft. will not contain stores, boiler room, stage or dressing rooms; that the building will comply with Section 12.17.5 in all other respects; that the building will have access to Horace Harding boulevard and two private streets and will be completely exposed on all four side with hydrants front and rear as indicated on plans filed with this appeal; that the building will be provided with a 4 in. standpipe connected to a city-water main fed two ways and will have proper water supply; that in order not to detract from the architectural design and in order not to increase the excessive cost a standpipe system has been designed which will supply a pressure of 34 lb. per sq. in. at the highest outlet, based on pressure tests made by the Department of Water Supply, Gas and Electricity, a copy of which is filed with this appeal; that this standpipe system will provide protection without the use of a gravity tank supply.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 6154-48, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is

granted on condition that the water supply shall be as proposed and as indicated on plans filed with this appeal marked "September 10, 1948," 8 sheets, and specifically as to the layout as indicated on Drawing P8 of such set of drawings *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

833-48-A

APPLICANT—Fellheimer-Wagner-Vollmer, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—180 Troy avenue, 1191 Park place, 205 Albany avenue, 193 Albany avenue, 1008 St. Marks avenue and 162 Troy avenue, blocks bounded by Albany avenue, St. Marks avenue, Troy avenue and Park place (Albany Houses Project, Buildings 1-6 inclusive); (Block 1358 and 1364, Lots 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis S. Joseph and Edw. L. Van Valkenburgh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (833-48-A)

WHEREAS, Fellheimer-Wagner-Vollmer for New York City Housing Authority, owner, filed September 17, 1948 an appeal from a decision of the borough superintendent, affecting premises bounded by Albany avenue, St. Marks avenue, Troy avenue, Park place (Block 1358, Lot 1, Block 1364, Lot 1), 162 and 180 Troy avenue, 1191 Park place, 193 and 205 Albany avenue, 1008 St. Marks avenue (Albany Houses), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 17, 1948 on N. B. Applications 1011 to 1016-48 inclusive reads:

"1. Reinforced concrete columns to comply with Section C26-494.0 (a-1) as to minimum dimension of twelve inches. Section 8.5.26.1 Bldg. Code."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 680 ft. on St. Marks avenue, 571.17 ft. on Albany avenue, 680 ft. on Park place and 571.17 ft. on Troy avenue, upon which it is proposed to erect six 14 story class 1 construction, class A multiple dwellings, 120 feet in height, each 135 ft. 5 in. by 127 ft. 10 in. in area; that the premises are located in a business and residence use C area class 1 height district; and

WHEREAS, the applicant contends that the building code provides that principal reinforced concrete columns shall have a minimum total thickness of 12 in.; that the American Concrete Institute standards adopted February 20, 1941, "Building Regulations for Reinforced Concrete" reflects later thinking than the code which has been in force since January 1, 1938; that section 1101 of the "Building Regulations for Reinforced Concrete" adopted by the American Concrete Institute states, in part: "Principal columns in buildings shall have a minimum diameter of 12 in., or in the case of rectangular columns, a minimum thickness of 10 in., and a minimum gross area of 120 sq. in."; that it is proposed to use principal columns having a minimum dimension of 11½ in. square columns having, therefore, a gross area of 132 sq. in. and that the minimum dimension and minimum area proposed are above the minimum adopted by the American Concrete Institute; that the reinforcing design is based on the actual cross-sectional area of the columns, thus pro-

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viding adequate safety; that the use of 11½ in. columns will prove more economical and practicable because of the elimination of waste in the construction of the forms and by providing more available space.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 1011 to 1016-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the construction shall be substantially as proposed and shall be designed in accordance with the foregoing statement.

202-44-A

APPLICANT—Prescott Neighborhood House, lessee, for The Church of The Divine Paternity, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from an order of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—247 East 53rd street, north side, 100 ft. west of 2nd avenue (Block 1327, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick M. Morrison and Stephen Slobodin.

ACTION OF BOARD—Appeal reopened, subject to usual procedure. Applicant to file plan showing fire escape as erected.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

539--47-A

APPLICANT—Good and Kent, for H. C. Bohack Co., Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from an order of the fire commissioner; previously dismissed for lack of prosecution.

PREMISES AFFECTED—46-81 to 50-25 Metropolitan avenue and 50-11 to 51-47 Flushing avenue, northwest corner (Block 2611, Lot 460), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening—and new proposal—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

679-48-A

APPLICANT—The National Sugar Refining Co., owner.
SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—2-03 55th avenue (main building) and east and west sides of 2nd street (Raw Dock building; Boiler House building, ground, 2nd and 3rd floors; Power House buildings; Bag Plant building; F building, 2nd, 3rd, 8th and 9th floors; CD building, 2nd, 4th, 7th, 9th and 10th floors; K building, 1st, 2nd and 3rd floors; and 9 Warehouse buildings, 1st and 2nd floors); (Blocks 1, 3, 4 and 11, Lots 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles Hagan.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

128-48-A

APPLICANT—Harry S. Kohl, for 448 86th Street Realty Corp., owner.

SUBJECT—Application reopened September 14, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—450 86th street (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Kohl and Louis Ott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P. M. for inspection by committee of Board and decision.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 1128-94-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P. M. at request of owner's attorney.

487-48-A

APPLICANT—Samuel Rosenblum, for Anthony Giordano, owner (Seaboard Mill Supply, Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94, 95), Borough of The Bronx.

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APPEARANCES—

For Applicant: Samuel Rosenblum and Charles H. Buckley.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to October 19, 1948 at 2 P. M. for inspection by Fire Department.

496-48-A

APPLICANT—Benar Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-10 to 162-14 Jamaica avenue, south side, 51 feet west of New York boulevard, 92-15 to 92-29 Union Hall street, and 92-14 to 92-20 New York boulevard, (Block 10102, Lots 4, 6, 13, 15, 72, 74, 79), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Sheppard Glucroft and F. M. Parkhurst.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P. M. for inspection by committee of Board and decision.

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 P. M. for applicant to file revised plan or consent of adjoining owner.

ZONING APPLICATIONS.

77-32-BZ

APPLICANT—Lama and Proskauer, for William Reeber, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete — re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of ten years, the extension of an existing gasoline service station (previously granted by the Board) to include lubritorium, auto laundry, office, sale of auto accessories and motor vehicle repair shop.

PREMISES AFFECTED—181-01 to 181-11 Horace Harding boulevard and 59-04 to 59-12 Utopia parkway, northeast corner (Block 7065, Lots 3 and 5), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (77-32-BZ)

WHEREAS, this application, under section 7f of the zoning resolution permitting in a business district, the maintenance and extension of a gasoline service station for a term

of two years, affecting premises 181-07 Horace Harding boulevard, northeast corner of Utopia parkway (Block 7065, Lot 5), Flushing, Borough of Queens, was granted by the Board on May 20, 1932, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last extension having been granted on July 25, 1944; and

WHEREAS, the resolution was amended on September 30, 1947, under sections 7f and 7i of the zoning resolution, for a term of ten years, to permit the premises, as proposed and as indicated on revised plans marked "Received September 20, 1947", to be occupied as a gasoline service station, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted September 30, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 183-47)."

929-39-BZ

APPLICANT—Lama and Proskauer, for Morris Rosen, owner (A. C. Super Service, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting the 1st floor of the garage portion of the building to be used for brake testing, wheel alignment and greasing of cars (previously granted on condition re extension and alteration of existing gasoline service station; reopened to include sale of automobiles and minor repairs).

PREMISES AFFECTED—97-01 to 97-09 Northern boulevard and 32-51 to 32-59 97th street, northeast corner (Block 1427, Lot 38), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (929-39-BZ)

WHEREAS, this application under section 7a and 7c of the zoning resolution, permitting in a business use district, the alteration and extension of an existing garage and gasoline service station, affecting premises 97-01 to 97-09 Northern boulevard, northeast corner of 97th street (Block 1427, Lots 38 and 41), Corona, Borough of Queens, was granted by the Board on January 9, 1940, on certain conditions; and

WHEREAS, the resolution was amended on June 10, 1941 and September 9, 1947; and

WHEREAS, time was extended to obtain permits and complete the work on March 23, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 9, 1940, as amended by resolution adopted through March 23, 1948, only so far as it has reference to obtaining permits and completion

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of the work, so that as *amended* this portion of the resolution will read:

"... that in view of statement by applicant that all plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App 3499-46)"

207-44-BZ

APPLICANT—Lama and Proskauer, for Sadie Singer, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of a building legally occupied as a private garage for five motor trucks to a junk shop.

PREMISES AFFECTED—113 Kingsland avenue, west side, 25 ft. south of Herbert street (Block 2833, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (207-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district for a term of two years, the conversion of occupancy of a building legally occupied as a private garage for five motor trucks, to a junk shop, affecting premises 113 Kingsland avenue, west side, 25 ft. south of Herbert street (Block 2833, Lot 8), Borough of Brooklyn, was granted by the Board on October 17, 1944 on certain conditions; and

WHEREAS, the term of variance was extended September 24, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 17, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7e for a term of two years from the date of this *amended* resolution, to permit ...; and that other than as *amended* herein, the resolution adopted October 17, 1944 shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

484-45-BZ

APPLICANT—Thomas E. Huser, for International Tailoring Division of Reiss Mfg. Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing factory building to exceed the area and height permitted by the zoning resolution.

PREMISES AFFECTED—101-111 4th avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Fogarty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (484-45-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, permitting in a business use district the extension of an existing factory building, to exceed the area and height that permitted by the zoning resolution, affecting premises 101-111 Fourth avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan was granted by the Board on October 30, 1945 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 22, 1946 and on March 30, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 30, 1945, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one year from the date of this *amended* resolution."

275-46-BZ

APPLICANT—Lama and Proskauer, for Home Refunding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the extension of existing building using more than the area permitted.

PREMISES AFFECTED—6409-6411 8th avenue, east side, 60 ft. south of 64th street (Block 5742, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (275-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the extension of an existing building using more than the area permitted, affecting premises 6409-6411 8th avenue, east side, 60 ft. south of 64th street (Block 5742, Lot 6), Borough of Brooklyn, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, time in which to complete the work was extended September 23, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 23, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing

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and Buildings, and all permits have been obtained, that all work shall be completed within one (1) year from the date of this *amended* resolution."

291-47-BZ

APPLICANT—Lama and Proskauer, for George Angelastro, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubrication.

PREMISES AFFECTED—519-521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (291-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for four (4) trucks, greasing, battery service and auto laundry to motor vehicle repair shop, brake testing, machine shop and lubritorium, affecting premises 519 to 521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn, was granted by the Board on October 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 20, 1948 and May 25, 1948; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 15, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits will be obtained and all work completed within four (4) months from the date of this *amended* resolution."

410-47-BZ

APPLICANT—Lama and Proskauer, for Nicoletta Dae-schille, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five trucks, to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium.

PREMISES AFFECTED—2908 Nostrand avenue, west side, 500 ft. north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (410-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy from auto laundry, greasing and garage for storage of five (5) trucks to motor vehicle repair shop, wheel alignment, body and fender repairs, auto laundry and open lubritorium, affecting premises 2908 Nostrand avenue, west side, 500 feet north of Avenue P (Block 7690, Lot 79), Borough of Brooklyn, was granted by the Board on March 30, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 30, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits will be obtained and all work completed within six (6) months from the date of this *amended* resolution."

487-47-BZ

APPLICANT—Lama and Proskauer, for Cushman and Sons, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and unrestricted use district, for a term of ten years, the change in occupancy of 1st floor, from storage of electric cars to the storage of more than five motor vehicles.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue (Block 1483, Lot 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (487-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and unrestricted use districts, the change in occupancy of first floor from storage of electric cars to the storage of more than five (5) motor vehicles, affecting premises 518-522 East 72nd street, south side, 298 ft. east of York avenue, and 517-523 East 71st street, north side, 273 ft. east of York avenue, (Block 1483, Lot 38), Borough of Manhattan, was granted by the Board on July 22, 1947, on certain conditions; and

WHEREAS, the resolution was amended March 16, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 22, 1947, as *amended* March 16, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings and certain portions of the work have been completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

559-47-BZ

APPLICANT—Ralph E. Leff, for Art Motors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, auto laundry and motor vehicle repair shop, using more than the area permitted; and the parking of more than five motor vehicles in unoccupied portion of the plot and the sale and display of new and used cars in unoccupied portion of plot.

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (559-47-BZ)

WHEREAS, this application under sections 7i, 7e, 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, auto laundry and motor vehicle repair shop using more than the area permitted; and the parking of more than five (5) motor vehicles in unoccupied portion of plot and the sale and display of new and used cars in the unoccupied portion of the plot; premises 1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn, was granted by the Board on September 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 9, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) previously denied under sections 7b, 7c and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy of existing garage for more than five motor vehicles (previously granted by the Board)

to garage for more than five motor vehicles and motor vehicles repair shop.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee. 4

Negative 0

788-28-BZ

APPLICANT—Jacob Lubroth, for Esther Gudwin, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also, a gasoline service station.

PREMISES AFFECTED—925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 26, 1948 at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

335-35-BZ

APPLICANT—Burke, Morrison and Greene, for Anrob Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening to consider addition to building—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the proposed extension to an existing business building using more than the area permitted (previously granted on condition, under section 7c of the zoning resolution, re proposed warehouse, garage for more than five motor vehicles and a loading platform).

PREMISES AFFECTED—167-01 to 167-11 108th road and 108-11 to 108-19 167th street, northeast corner (Block 10176, Lot 18), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

346-47-BZ

APPLICANT—Samuel Rosenblum, for Riviera Hotel, Inc., owner.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the bor-

MINUTES

ough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, garage for more than five motor vehicles and roof parking garage for more than five motor vehicles (previously denied re erection and maintenance of a gasoline service station and motor vehicle repair shop).

PREMISES AFFECTED—792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

603-45-BZ

APPLICANT—Edwin W. Kleinert, for William Lind, owner.

SUBJECT—Application (decision of the commissioner of Marine and Aviation) under sections 7a and 7c of the zoning resolution, to permit in a business and unrestricted use districts, the installation of seven-5000 gallon steel tanks, underground for storage of fuel oil, connect to pumps housed in a new pump house and then to connect to existing fill lines, running along an existing pier.

PREMISES AFFECTED—1764-1770 Circumferential parkway (Belt parkway), northwest corner of Bay 37th street (Block 6942, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Kleinert 1

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

128-41-SA

APPLICANT—L. S. Knight, for American Furnace Company, owner.

SUBJECT—Afco, Model CM-12-0, Ceiling Mounted Oil Fired Duo-Blo Air-Conditioning Unit, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

148-41-SA

APPLICANT—Sawyer-Hare Furnace Company, owner.

SUBJECT—Sawyer-Hare Hanging Oil Furnace Burner, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

287-41-SA

APPLICANT—Modern Engineering Company, owner.

SUBJECT—"Meco Little Pal" Acetylene Generator, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

321-41-SM

APPLICANT—Harry Ernstoff, owner.

SUBJECT—Ernstoff's Building Wall Device, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

393-41-SM

APPLICANT—Vincenzo Baldi, owner.

SUBJECT—Q.E.O. Masonry Cement Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed in view of action by Board under Cal. 835-46-SM.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negatives 0

502-41-SM

APPLICANT—Schacht Associates, Incorporated, owner.

SUBJECT—Lansha Fulite Door—approval of.

APPEARANCES—

For Applicant: Louis L. Schacht.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

529-41-SM

APPLICANT—Walter Maguire Company, Incorporated, owner.

SUBJECT—Cortland Emery Aggregate, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5.00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals Aug. 30, 1917; Amended Nov. 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of Section C26-254.0, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of a transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredths (1/200) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Flooring Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations.

(a) Seven eighths ($\frac{7}{8}$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($\frac{1}{4}$) of one (1) per cent of steel mesh;

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one percent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top.

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($\frac{1}{2}$) inch plaster boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers;

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter, converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing one-half ($\frac{1}{2}$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet;

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of October 19, 1948).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases Filed up to October 5, 1948.

Cal. No. Dept. Premises Affected

861-48-BZ—H.B.Bx.—2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx, Alt. 704-48.

862-48-SM—Dex-O-Tex Terrazzo and Dex-O-Tex Neotex Plating, manufactured by Crossfield Products Corp., Material.

863-48-BZ—H.B.Q.—259-12 to 259-22, 77-02 to 77-06 260th street, southwest corner and 259-09 to 259-19 79th avenue (Block 8676, Lot 1), Floral Park, Borough of Queens, N.B. 5186-48.

864-48-A—H.B.Q.—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue), N.B. 4584-48.

865-48-SM—H. H. Robertson Q-3 and Q-12 Roof Deck and Siding Material, manufactured by H. H. Robertson Co., Material.

866-48-BZ—H.B.Q.—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens, N.B. 5526-48.

867-48-BZ—H.B.Q.—127-20 Farmers boulevard, west side, 99.64 ft. north of Merrick boulevard and 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard (Block 12493, Lot 53 and Block 12494, Lot 8), Springfield Gardens, Borough of Queens, N.B. 1682-48.

868-48-A—H.B.Q.—127-20 Farmers boulevard, west side, 99.64 ft. north of Merrick boulevard and 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard (Block 12493, Lot 53 and Block 12494, Lot 8), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Nutley place), N.B. 1682-48.

869-48-SA—DeVilbiss Automotive Type Showroom Spraybooth (for painting automobiles), Appliance.

870-48-A—H.B.M.—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan, Amendment Alt. 789-47.

871-48-A—H.B.B.—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn, Alt. 3236-48.

872-48-SA—Norge Oil Burner, Model COB-13, Appliance.

873-48-SM—C. A. Reed Co.'s Flameproof Crepe Paper, manufactured by C. A. Reed Co., Material.

874-48-SM—C. A. Reed Co.'s Mammoth Flameproof Streamers, manufactured by C. A. Reed Co., Material.

875-48-A—F.D.—53-63 Park Row, east side, 10 ft. north of Frankfort street, entire block bounded by Brooklyn Bridge Ramp, north side of William street, south side (14th floor); (Block 121, Lots 30 to 34), Borough of Brooklyn, 59017-LC.

876-48-A—H.B.Q.—209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street (Block 6271, Lot 21), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Corporal Kennedy street), Amendment Alt. 1088-48.

877-48-SM—Protectoseal Supply Can, Numbers 247 3-gallons and 249 5-gallons (for storage of flammable liquids), manufactured by The Protectoseal Co., Appliance.

878-48-A—H.B.Q.—69-16 to 69-18 49th avenue, south side, 100.06 ft. east of 69th street (Block 2435, Lots 14, 15, 17 and 18), Woodside, Borough of Queens, N.B. 3458-48.

879-48-A—H.B.M.—179 East 119th street, north side, 100 ft. west of 3rd avenue (Block 1768, Lots 32, 34 and 37), Borough of Manhattan, Alt. 1532-48.

880-48-A—H.B.M.—250-252 West 23rd street, south side, 225 ft. east of 8th avenue (Block 772, Lots 72 and 73), Borough of Manhattan, Elec. Sign Applic. 970-48.

881-48-A—H.B.Q.—1401-1409 Far Rockaway and 1149-1161 Nameoke street, southwest corner (Block 38, Lot 40), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Nameoke street), N.B. 4992-48.

882-48-SA—Thermobloc Oil Fired Unit Heater, Appliance.

Restored to Docket

815-39-SM—Old Newark Water Repellent Gypsum Sheathing, manufactured by Newark Plaster Co., Inc., Material.

868-47-BZ—H.B.Q.—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens, Alt. 1919-47.

869-47-A—H.B.Q.—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens, Alt. 1919-47.

624-29-BZ—H.B.B.—43-45 Empire boulevard, north side, from Washington to Franklin avenues, 1059-1069 Washington avenue and 1032-1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn, Alt. 3191-48.

CALENDAR

510-47-BZ—H.B.B. 1604-1610 Ocean Parkway and 519-529 Avenue P, northwest corner (Block 6612, Lot 52), Borough of Brooklyn, N.B. 1347-48.

837-47-BZ—H.B.B.—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn, Alt. 2741-48.

717-46-BZ—H.B.Q.—104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens, N.B. 5856-48.

306-27-BZ—H.B.B.—454-464 Fenimore street and 633-641 New York avenue, southeast corner (Block 4815, Lot 9), Borough of Brooklyn, N.B. 1253-48.

318-34-BZ—H.B.M.—31-39 Vanderbilt avenue, east side, 398 ft. north of East 42nd street (Block 1280, part of Lot 1), Borough of Manhattan, Alt. 1282-48.

258-35-BZ—H.B.Q.—2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens, Alt. 1268-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Sept. 14, 1948—Vol. 33, No. 37
Opening Protective Assemblies, Rules for Inspection of	Sept. 28, 1948—Vol. 33, No. 39
Paint, Varnish and Lacquer Spraying Rules	June 8, 1948—Vol. 33, No. 23
Platform Trucks, Specifications for	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 10, 1948—Vol. 33, No. 32
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.	Mar. 30, 1948—Vol. 33, No. 13
Smoking in Factories, Rules for	Sept. 28, 1948—Vol. 33, No. 39
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26

	Last Publication in Bulletin
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 13, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, October 13, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

511-47-BZ—Application of Lama and Proskauer, applicants, on behalf of Huna Brin, owner, reopened April 27, 1948, under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles) premises 194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

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300-48-BZ—Application, March 16, 1948, under sections 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Mario Pulese, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage; premises 8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

341-48-BZ—Application, April 13, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Pasquale Mastridge, owner, to permit in a residence use district, the erection and maintenance of a business building (office); premises 198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

980-27-BZ—Application of Lama and Proskauer, applicants, on behalf of Harry Mishkin and Annie Kirsch, owners, reopened December 2, 1947, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, and motor vehicle shop (previously denied for gasoline service station under section 21 of the zoning resolution); premises 58-01 to 58-07 Cooper avenue and 79-23 to 79-29 Cypress avenue, northeast corner (Block 3571, Lot 1), Ridgewood, Borough of Queens.

235-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle

repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

272-19-A—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay-foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn. (reopened September 14, 1948).

200-41-SM—Pyroneel Incinerator Hopper Door (Disposal Door #S-115-S).

898-47-SM—United States Gypsum Company's 2" Solid Laminated Sheetrock Partition.

162-48-SM—Modern Art Cinder Blocks.

491-48-SM—Vent-O-Matic Type H-10 Incinerator Hopper Door.

135-48-SA—Erie Gasoline Pumps, Models 129-2 and 229-2 (reopened June 29, 1948, re amendment of resolution to include additional models 129-12 and 229-12).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 13, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 13, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

812-48-A—43-67 149th street, northeast corner of 45th avenue (Block 5410, Lot 78), Flushing, Borough of Queens.

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

851-48-A—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 19, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for

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more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

93-37-BZ—Application of Lama and Proskauer, applicants, on behalf of South Fifth Street Corp., owner, reopened June 2, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building, to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on unbuilt upon portion of the plot (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 261-277 South 5th street, north side, 60 ft. west of Marcy avenue, 148-150 Marcy avenue and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35, inclusive), Borough of Brooklyn.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

542-48-BZ—Application, June 9, 1948, under section 21 of the zoning resolution, of Jacob Bookshin, applicant, on behalf of 89 Hicks Street Corp., owner, to permit in a residence use, B area district, the erection and maintenance of a multiple dwelling "Class A", using more than the area permitted; premises 128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

650-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

831-48-BZ—Application, September 17, 1948, under section 7h of the zoning resolution, of Regan and Barrett, applicants, on behalf of Beatrice Goelet Manice, Robert G. Goelet, Francis Goelet and John Goelet (an infant), owners, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles; premises 1240-1254 Broadway, east side, from West 31st to West 32nd streets, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17 and 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

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764-48-A—32 West 28th street, south side, 137 ft. west of Broadway (3rd, 4th and 5th floors); (Block 829, Lot 62), Borough of Manhattan.

850-48-A—4040 3rd avenue, east side, 80 ft. 7 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 26, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65). Borough of Brooklyn.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38). Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy

from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

788-28-BZ—Application of Jacob Lubroth, applicant and owner, reopened September 28, 1948, for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles—Application, previously granted under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and, also a gasoline service station; premises 925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened September 28, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy, for a period of five years, of existing storage garage (previously granted by the Board) to showroom, auto accessories, free storage, garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication on the first floor; and to motor vehicle repair shop, body repairs, incidental welding and painting, and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on 2nd floor (motor vehicle repair shop previously denied by the Board); premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

165-48-BZ—Application, March 2, 1948, under sections 7f and 7i of the zoning resolution, of George J. Rusciano,

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applicant, on behalf of Ricco Holding Corp., owner to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop; premises 1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacerenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

602-48-BZ—Application, June 29, 1948, under section 7e of the zoning resolution, of Irving P. Marks, applicant, on behalf of Andrew McCormack, owner, to permit in a residence use district, the use of an existing building as a six car garage; premises 8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

710-48-BZ—Application, July 21, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Cohen and Charles Karsch, applicants, on behalf of Gerosa-Paladino Holding Co., owner (John Blanch, lessee), to permit in a business use district, the erection and maintenance of an illuminated sign; premises 2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx.

817-48-BZ—Application, September 8, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rogers Motor Co., Inc., owner, to permit in a business and unrestricted use district, the change in occupancy from stable and milk distributing building, to auto showroom for new and used cars, storage garage for more than five motor vehicles, lubritorium, motor vehicle repair shop, welding, auto painting and parts department; premises 6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

818-48-A—6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

840-48-BZ—Application, September 17, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee), to permit in a residence and business use

district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection; premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

847-48-BZ—Application, September 24, 1948, under section 7e of the zoning resolution, of Paul Friedman, applicant, on behalf of Arthur L. Funn, owner to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling; premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

539-48-SM—Triumph Hollow Metal Flush and Panel Type Fireproof Doors (¾, 1, 1½ and 3 hour rating).

804-48-SM—J. Alperin Company Steel Sash Putty.

805-48-SM—J. Alperin Company Elastic Glazing Compound.

806-48-SM—J. Alperin Company Aluminum Sash Putty.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, October 26, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

128-48-A—450 86th street, (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn (reopened September 14, 1948; previously granted on condition).

242-48-A—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, November 3, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

759-48-A—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 16, 1948, 2 P. M

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east

of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 28, 1948, were approved, as printed in Bulletin of October 5, 1948, Vol. 33, No. 40.

ZONING RESOLUTION

511-47-BZ

APPLICANT—Lama and Proskauer, for Huna Brin, owner.

SUBJECT—Application reopened April 27, 1948—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. Strum, Anne Egan, Felicia Sadowski, John Zielinski and Michael Wyrowski.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 a.m., for further consideration.

747-47-BZ

APPLICANT—Paul Friedman, for Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market.

PREMISES AFFECTED—6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Irving P. Marks.

For Opposition: John Castri, Mrs. A. Cattabiani, Mrs. Rose Isola, Mrs. P. Visconti, Adeline Demartini, Ralph Garippa, Paul Francolini and J. Rommo.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m. for inspection and decision by the Board without further argument.

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 a.m. at request of applicant, to file new decision and new plans.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application reopened July 13, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: J. McGrath.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at request of objector's representative.

263-48-BZ

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m. at request of the applicant—no further adjournment.

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300-48-BZ

APPLICANT—Lama and Proskauer, for Mario Pulese, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage.

PREMISES AFFECTED—8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Thomas Pulese and Mario Pulese.

For Opposition: Abraham N. Horwitz.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 a.m., for inspection and decision without further argument.

341-48-BZ

APPLICANT—Lama and Proskauer, for Pasquale Mastridge, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (office).

PREMISES AFFECTED—198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Pasquale Mastridge and Francis Mastridge.

For Opposition: Laura Kearney, Winnie Taylor and Vera Dillingham.

ACTION OF BOARD—Laid over to October 13, 1948 at 10 a.m., for inspection and decision without further argument.

410-48-BZ

APPLICANT—Lama and Proskauer, for Paul Paulson, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office.

PREMISES AFFECTED—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Paul Paulson and Irving Warfield.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., for inspection and decision without further argument.

497-48-BZ

APPLICANT—Joseph Platzker, for Premium Coal Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles.

PREMISES AFFECTED—90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Sheperbis.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at request of applicant's representative.

548-48-BZ

APPLICANT—Samuel Rosenblum, for Grand Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at request of applicant in behalf of objectors.

725-48-BZ

APPLICANT—Samuel Cohen, for Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis Raffone.

For Opposition: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at written request of objector and for inspection by a committee of the Board.

632-47-BZ

APPLICANT—Lama and Proskauer, for Mary Pagano, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in business use district, the erection of more than one building on a plot, and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories.

PREMISES AFFECTED—108-02 37th avenue, and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Frances Pagano.

For Opposition: Emma Gili-Tos.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (632-47-BZ)

WHEREAS, Lama and Proskauer for Mary Pagano, owner, filed June 24, 1947, an application under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the erection of more than one building on a plot,

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and the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and sale of auto accessories; affecting premises 108-02 37th avenue and 37-01 to 37-15 108th street, southeast corner (Block 1777, Lots 1 and 4), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 5, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 37th avenue is in a business use, C area and Class 1¼ height district; 108th street and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1947, re N.B. Applic. 1961-47, reads:

"1. Not more than one building permitted on one plot, Sec. 1v of the zoning resolution.

"2. Proposed gasoline service station, lubritorium, laundry, office, minor auto repairs and sales of auto accessories use in a business use district is contrary to Sec. 4a, subd. 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.01 ft. front by 100 ft. in depth, irregular, on which is located a two story and attic dwelling, 21 ft. by 56 ft. 6 in. and two car frame garage 18 ft. 9 in. 17 ft. 8 in.; that it is proposed to remove the frame garage and construct a gasoline service station on a portion of the plot, with a building 65 ft. front by 32 ft. 6 in. in depth, one story, 13 ft. 4 in. in height, of Class 3 construction; that it is also proposed to install six 550 gallon gasoline storage tanks and two pump islands; that it is further proposed to construct a 12 in. high brick wall with a 2 ft. picket fence along the easterly end of the service building to separate the 2-story and attic dwelling from gasoline station area; and

WHEREAS, the applicant contends that 108th street is a heavily traveled thoroughfare; that the affected area is about 65% to 75% improved; that there is a decided need for a service station in this area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7f, 7i and 21 of the zoning resolution and that the applicant had failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

82-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories.

PREMISES AFFECTED—148-52 to 148-62 Horace Harding boulevard and 61-02 to 62-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (82-48-BZ)

WHEREAS, Lama and Proskauer for Samuel Cohen, owner, filed January 27, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, including lubritorium, auto laundry, motor vehicle repair shop, office and storage of auto accessories; affecting premises 148-52 to 148-62 Horace Harding boulevard, and 61-02 to 61-10 150th street, southwest corner (Block 6426, Lot 26), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 14, 1948, after due notice by publication in the Bulletin; and laid over to October 5, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Horace Harding boulevard, 150th street and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated January 13, 1948, on N.B. Applic. 6891-47, reads:

"1. The creation of a gasoline service station including a building with uses of lubritorium, minor auto repairs, auto laundry, office, storage and boiler room, on a plot located in a residence zone, is contrary to Art. 2, Sec. 3 of the zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 100.81 ft. front by 109.10 ft. in depth, presently vacant; that it is proposed to erect a building, 46 ft. front by 47 ft. in depth, one story, 17 ft. in height, of Class 3 construction, to be used as a lubritorium, auto laundry and office, with repairs by hand tools only; that it is proposed to install six 550 gallon gasoline storage tanks and six approved type dispensing pumps; and

WHEREAS, the applicant contends that the building will be colonial in appearance and entirely in keeping with this section; that a large landscaped area will be maintained along the westerly and southerly lot lines and also along a portion of 150th street; that the property will be further beautified and the adjoining property further protected by a contemplated brick and iron rail fence along the lot lines and also along a portion of 150th street; that the colonial slate roof building together with its planting and fences will present a fine development to this community and could not possibly adversely affect its future development; that the adjoining parallel streets, namely 60th avenue and 61st road are fully developed with attached one family dwellings, creating a need for this proposed gas station as there is no gas station at this section; that Horace Harding boulevard is a main auto highway leading east and west across Long Island; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

428-48-BZ

APPLICANT—Charles M. Spindler, for F. & P. Chemical Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing business building, using more than the area permitted, and without the required rear yard.

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PREMISES AFFECTED—269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (428-48-BZ)

WHEREAS, Charles M. Spindler for F. & P. Chemical Corporation, owner, filed May 12, 1948, an application under section 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing business building using more than the area permitted, and without the required rear yard, affecting premises 269 Barbey street, east side, 155 ft. 9½ in. south of Atlantic avenue (Block 3965, Lot 6), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 5, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue is in a business use, C area and Class 1 height district, Barbey street is in residence and business use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1948, re Alt. Applic. 3848-47, reads:

"1. Extending proposed use in a residential use district is contrary to Art. II, Sec. 3 of zone resolution.

2. Proposed extension excessive area for "C" area district—contrary to Sect. IV, Sect. 13, Para. b. zone resolution.

3. Rear yard required in a residential zone as per Art. IV, Sect. 17 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. in depth, on which is located a building 25 ft. by 65 ft. in depth, on 1st floor and 33 ft. 8 in. in depth on 2nd floor (occupied as a one family dwelling); that it is proposed to extend the building 28 ft. in rear, one story, 12 ft. in height, of Class 3 construction, to be used in conjunction with existing factory, manufacturing cleansers for food establishments; and

WHEREAS, the premises in question consists of a two story brick building occupied on the 1st floor for the manufacture of cleansers used primarily for food establishments, and occupied on the 2nd floor as a one family dwelling; that these premises have been used for business purposes on the 1st floor since the erection of the building in 1907 originally as a stable and horse shoeing establishment and later as a factory; that additional space is required for the factory which is operated by the owners of the building; that there is a large plant of the Borden Milk Company directly opposite the site in Block 3964, Lot 8, while Lot 23 is used for the parking of their trucks; Lots 25 and 26 in Block 3964 are used for parking; that there is a large public garage in Block 3965, Lot 1; that as these uses indicate, the area is largely non-conforming and this proposed extension, which will not be visible from the street, will not adversely affect surrounding property; that the excess area requested is only 142 sq. ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the ap-

plication be and it hereby is *granted* under section 7c, to permit the building to be extended as to use substantially as proposed and indicated on plans filed with this application, marked "Received May 12, 1948" (3 sheets) *on condition* that the requirements as to area shall be complied with except that the rear yard may be 6 feet in depth in view of the present set back at the front; that the rear yard shall be paved and shall be enclosed with a substantial woven wire fence not less than 6 feet in height on the rear and side lot lines; that a rear door may be permitted to be installed in the rear of the building to enter such rear yard, *on condition* that the rear yard shall not be used for storage of materials or other rubbish; that the building shall not be increased further in height or area; that no windows shall be constructed in the side or rear walls; that this variance shall continue only so long as the building is occupied for the use as proposed; that such portable fire-fighting appliance shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this action.

489-48-BZ

APPLICANT—Burke, Morrison and Green, for Joseph Amato, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the storage of building materials and equipment.

PREMISES AFFECTED—69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Joseph Amato.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (489-48-BZ)

WHEREAS, Burke, Morrison and Green, for Joseph Amato, owner, filed May 19, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district the storage of building materials and equipment, affecting premises 69-21 to 69-25 164th street, east side, 200 feet north of Jewel avenue (Block 6931, Lot 38), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 5, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewel avenue and site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1948, re Letter decision re NB 10537-46, reads:

"This is to inform you that our approval given on N.B. Applic. #10537, 1946, has been revoked as of this date. The reason for this revocation being that the zone at this location was changed on September 18, 1947 from Business D to Residence D.

The only permit issued for this structure was a foundation permit #6470 of 1947, which is also revoked.

All work which has been done at this location will have to be removed immediately."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. front by 100 ft. in depth on which is a partially completed building 18 ft. 8 in. front by 40 ft. in depth, when completed will be 1 story, 11 ft. in height and it is proposed to use the building as an office for storage;

MINUTES

that any power machinery will not be operated on the premises—only stored; and

WHEREAS, the parcel was purchased by the present owner, a general contractor and builder in 1945, at which time the site was in a business use district; that he proceeded to occupy the plot for the storage of builder's equipment; that Violation #2664-46 was issued for such occupancy without a certificate of occupancy; that a permit for the use of the plot for storage of building equipment was filed and approved October 11, 1946 and the work was signed off as completed on January 7th, 1947; that Certificate of Occupancy #44078-47 for this use was issued; that on December 20, 1946, N.B. #10537-46 was filed for a one-story cement block building 18 ft. 8 in. front and 40 ft. in depth to be occupied as building equipment storage and office, but no further action was taken to secure the approval until November 3rd, 1947, at which time a foundation permit was approved; that the owner, immediately upon securing the foundation permit, proceeded with the work; that on November 7, 1947, the plans were approved and the work on the job continued; that on November 13, 1947, a letter revoking the permit was forwarded to the owner; that in the meantime the foundations had been completed and the work on the upper walls was well underway; that north and rear walls were up to roof level and the south wall was scaffold high; that the plot was purchased solely for the use described and the building could have been constructed at any time during the nine months between the filing of the plans and the change of zone; that the owner was unaware of the contemplated and actual zone changed and acted in good faith in starting the construction of the building; that since the plot can legally be used for open air storage of builder's equipment, it is felt that the construction of a building to house the more valuable equipment could in no way adversely affect the surrounding property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the use of the land was obtained before the change of zoning and in the opinion of the Board the use should be further extended by permitting the one story building as proposed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution as to extension of use.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the lawfully existing use now on the plot to be extended, consisting of a one-story building as proposed and as indicated on plans filed with this application, marked "Received May 19, 1948" (3 sheets), *on condition* that the building shall be of the arrangement and design as thereon shown and shall only be used for the purposes as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a substantial woven wire fence shall be maintained on the interior and rear lot lines; that along the street building line there shall be a brick fence not less than 6 feet in height constructed of face brick like the facade of the proposed building with substantial gates for entrance as indicated; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

570-48-BZ

APPLICANT—Siegel and Green, for Julius Chomsky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 7A of the zoning resolution, to permit in a residence and business use district, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubricatorium and auto laundry; and for the parking of ten motor vehicles, with exits and entrances nearer to residence use district than is permitted.

PREMISES AFFECTED—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (570-48-BZ)

WHEREAS, Siegel & Green, for Julius Chomsky, owner, filed June 17, 1948, an application under sections 7c, 7A and 7f of the zoning resolution, to permit in residence and business use districts, the extension to existing gasoline service station to be used as store, storage, rest rooms, lubricatorium and auto laundry and for the parking of ten (10) motor vehicles, with exits and entrances nearer to residence use district than is permitted; affecting premises 3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 5, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Boston road is in a business use, C area and Class 1 height district; Mickle avenue and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1948, re Alt. Applic. 421/48, reads:

"1. Proposed extension of present building accessory to a Gasoline service station on a lot partly within a Business Use District and partly in a Residence Use District; said completed building will be wholly within the Business Use district and to be used for storage, store, rest room, greasing and auto laundry is contrary to Art. 2, Section 3 and Section 4 of the Zoning Resolution.

"2. Proposed use of lot in part within the Business Use District, for Parking of 10 Motor Vehicles as an accessory to Gasoline Service Station is contrary to Article 2, Section 4(a) 15 of the Zoning Resolution.

"3. Exits and entrance not shown conforming to Section 7-A, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 101 ft. front by 113 ft. 1 in. in depth (irregular), on which is located a building 30 ft. by 50 ft., one story 16 ft. in height, of Class 3 construction, and grease pits; that it is proposed to erect an extension to existing building at the northerly end, 27 ft. by 80 ft., one story 16 ft. in height, of Class 3 construction, to be used as a rest room, lubricatorium and auto laundry; that it is proposed to use the unbuilt on portion of plot for the parking of ten motor vehicles; and

WHEREAS, the applicant contends that the owner acquired this existing gasoline service station (Lots 28 and 29) together with an additional lot to the north on Mickle avenue (Lot 26) and desires to improve the existing use with an additional accessory building; that the remainder of Lot 26 within the residence use district will be maintained vacant; that Boston road is one of the most heavily trafficked arterial highways in this area and in close proximity to the Westchester County borderline; that it is mainly used for commercial vehicles and the main supporting business for this existing gasoline station comes from trucking companies using this station as a stop-over for servicing their trucks coming from out of town before proceeding into their city delivery points; that to service this supporting business properly, the additional accessory building facili-

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ties are necessary as well as parking for at least ten cars; that the proposed building can in no way be detrimental or affect any of the neighboring properties; that there are innumerable similar gas stations on Boston road in the immediate vicinity; that Mickle avenue is largely undeveloped and not as yet established as a paved or usable street; that the objection raised by the Borough Superintendent, relating to Sec. 7-A, while herein appealed from, is in our opinion not applicable as the business entrances on Mickle avenue are existing since 1923; that this question is respectfully submitted to the Board for whatever determination it may desire to make, either nullifying this objection No. 3 or modifying same under the discretionary power vested in the Board by that section; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this is a proper case in which to exercise its discretion to grant a variance under section 7c and section 7A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c and Section 7A thereof, to permit the extension of the existing gasoline station as proposed and as indicated on plans filed with this application, marked "Received July 23, 1948" (3 sheets), *on condition* that the balance of Lot No. 26 not proposed to be built upon shall be protected with a fence along the rear, side and street lines; that such fence shall be of woven wire type with anchor steel posts not less than 6 ft. in height; that a similar fence shall also be continued southerly along the westerly lot line to the existing building; that such fence enclosed portions of the lot shall be kept clean and not used for the storage of any material; that the building shall not be further extended; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the greasing pit shall be ventilated through the roof with a duct with an exhaust fan maintained in the pit; that the existing curb cuts and the use of portion proposed for street purposes along Mickle avenue shall not be occupied except as entrance to the premises; that after any widening, a curb cut not exceeding 30 feet in width may be constructed at the new curb line, provided there is a wall from such curb cut to the accessory building on the proposed building line; that such wall shall be not less than 6 feet in height but may be reduced to 4 feet in height for a distance of 5 feet from the easterly end; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 745-48-A; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

571-48-BZ

APPLICANT—Albert Melniker, for Juleb Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom.

PREMISES AFFECTED—2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: Daniel M. Sorahan, Mrs. A. Tranchini and G. Giallo.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (571-48-BZ)

WHEREAS, Albert Melniker for Juleb Realty Corporation, owner, filed June 11, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as public garage for more than five (5) motor vehicles, motor vehicle repair shop and motor vehicle show room; affecting premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67) New Dorp, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 5, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Hylan boulevard is in residence and business use, D area and Class 3/4 and 1 height districts; that New Dorp lane is in a retail 1 and retail use, D area and Class 3/4 and 1 height district, and Coddington avenue and the site are in residence and business use, D area and Class 3/4 and 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1948, re N.B. Applic. 54-48, reads:

"1. Motor vehicle repair shop and public garage for more than five motor vehicles in a business use district is contrary to Art. II, Sect. 4a, subdiv. 15 and 29 zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.21 ft. front by 111.72 ft. in depth, irregular, on which is located a one story frame building 24 ft. 4 in. by 48 ft. 6 in. used as a salesroom, and for automobile parts and a one car metal garage both to be demolished; that it is proposed to erect a building 200 ft. 2 1/2 in. front by 102 ft. 8 in. in depth, one story and mezzanine, 22 ft. in height, of Class 3 construction, to be used as a garage for more than five motor vehicles, a motor vehicle repair shop and for the sale and display of motor vehicles (motor vehicle show room); and

WHEREAS, the applicant contends that in his opinion the design of the proposed showroom, motor vehicle repair shop and public garage as shown in the accompanying plans will be a decided asset to the location; that the greater part of this building will be set back 60 ft. from Hylan boulevard with the open areas and approaches landscaped to set off the building and site; that this building will be used as an automobile showroom and repair shop; that the automobile repair shop will be an accessory to the automobile display room; that the South Shore Chevrolet, Inc. will be the lessee of the building, has had a Chevrolet franchise since 1927 and an Oldsmobile franchise since 1934; that their present showroom and repair shop is located at 153 Main street, Tottenville, Staten Island; that the southwest corner of New Dorp lane and Hylan boulevard has been leased by the Juleb Realty Corp. since 1934; that the northwest corner of Hylan boulevard and Coddington avenue has been leased by the Juleb Realty Corp. (Block 4221, Lot 1) since 1939; that the South Shore Chevrolet, Inc. has been operating a parts sales room at the northwest corner of Hylan boulevard and Coddington avenue since 1945; that the property on which the proposed building is to be erected (Block 4221, Lots 1 and 67) is owned by the Juleb Realty Corp. and will be leased by the South Shore Chevrolet, Inc.; that the proposed building will not have facilities for the sale of gas and oil to the public; that the building as planned will have a suburban character in keeping with the surrounding residential area; that the general trend of the immediate area is one of a distinct commercial character; that immediately north of this proposed building on the northwest corner of Hylan

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boulevard and New Dorp lane is a gasoline filling station and on the northeast corner is a miniature golf course; that across the street, on the east side of Hylan boulevard, there is under construction a large public roller skating rink and arena; that to the south of the skating rink is a large restaurant, which has been in operation for many years; that it is felt that this new showroom, motor vehicle repair shop and public garage as designed will be in character with the present and proposed buildings and will have no detrimental effect to the nearby residential area; and

WHEREAS, the applicant further contends that the total cost of the property and the proposed building will represent an expenditure of approximately \$100,000 to \$115,000; that it would be very difficult to amortize and depreciate so large an amount without placing a severe financial burden on the owner for a term of less than 15 years; that however, with at least a fifteen year term the owner would be able to make a more equitable arrangement with a lending institution; and

WHEREAS, the zone was changed from business use 100 ft. to 200 ft. westerly from Hylan boulevard, March 23, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i thereof for a term of fifteen years to permit the building and use as proposed and as indicated on plans filed with this application, marked "Received June 11, 1948" (5 sheets) as modified by revised plans filed September 29, 1948 (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the openings in the masonry wall along the rear lot line shall be filled with glass block as approved for exterior walls, as proposed, with no openings therein; that the repairing shall be restricted to that necessary for cars dealt in by the agency and not for general repairing; that the proposed entrance along Coddington avenue shall be maintained in accordance with the requirements of Section 7-A; that the portion of the premises used for repair shop shall be open for business only during the hours proposed, namely 8 A.M. to 5:30 P.M. and not on Sundays and holidays; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

770-48-BZ

APPLICANT—United States Pharmacopoeial Convention, Inc., for Jesse B. Stark and Esther B. Stark, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of United States Pharmacopoeial Convention, Inc. and Library.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Raymond S. Blessing, John P. Fox, Adley Nichols and Carl Brecker.

For Opposition: T. E. Hueser.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative: Commissioner Blum 1

THE RESOLUTION (770-48-BZ)

WHEREAS, United States Pharmacopoeial Convention Inc., Dr. Jesse B. Stark and Esther S. Stark, owners, filed September 2, 1948, an application under sections 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling and offices of physician to National Headquarters of U. S. Pharmacopoeial Convention, Inc. and library, affecting premises 46 Park avenue, west side, 78 feet, 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 36th street, Park avenue and site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1948, re Amendment to Alt. Applic. 825-48, reads:

"6. Proposed convention of residence structure to commercial use in a residence district is contrary to Art. II, Sec. 3 Zoning Resolution.

and

WHEREAS, the applicant states the premises consist of a plot 24 ft. front by 105 ft. in depth on which is located a building covering entire plot on 1st floor and 69 feet in depth on typical floor, 5 stories, 56 ft. 9 in. in height, of Class 1 construction; that it is proposed to change the occupancy of the building from private dwelling and offices of physician and assistants to administrative offices for committee on revision of United States Pharmacopoeia with proposed occupancy of six persons; and

WHEREAS, the applicant contends that the U. S. Pharmacopoeial Convention has as its primary objects the encouragement and promotion of the science and art of medicine and pharmacy throughout the U. S. and other countries for the safeguard of public health; that the Pharmacopoeia of the U. S. (a compilation of the standard of drugs and medicine essential to the modern practice of medicine) was first issued in 1820 and at decennial periods thereafter; that the Pharmacopoeia of 1820 was compiled and issued by representative members of the American medical profession who were seeking some methods or procedure by means of which greater uniformity in the strength of drugs and medicines relied upon by the medical profession of that day might be attained; that they recognized the necessity of having drugs uniform in strength; that this organization should be regarded as quasi-governmental activity inasmuch as it is the mainstay of the enforcement program of the Food and Drug administration in so far as drugs and their preparations are concerned; that this organization is specifically recognized by Congress in the Food, Drug & Cosmetic Act, and similar recognition has been given in comparable State legislation, including New York (McKinney's Education Law Sec. 6801); that in its New York headquarters the Pharmacopoeia will maintain a library dealing with the sciences and technical subjects essential to the standardization of drugs and medicines; that this library will be open to the public without charge and its facilities available in New York will supply all routine information bearing on these subjects and serve as a reference library for all seeking information with respect to the latest research developments in the field; and

WHEREAS, under Cal. 671-48-A, the Board denied, on July 27, 1948, an appeal to declare the use as permitted, in a residence use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of appeal from sections 7d and 21 to section 7e only; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does

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hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of fifteen (15) years, to permit the building to be occupied as proposed *on condition* that the building shall not be increased in height or area; that the building shall be occupied only as proposed and as indicated on plans filed with this application marked "Received September 2, 1948," six sheets; that during the term of this variance the premises shall be occupied for no other use than the use proposed; that no signs shall be erected on the building except that there may be a metal sign attached to the building near the entrance giving the name of the occupancy and limiting the size of such sign to 20 inches square; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as may be modified by the Board under Cal. 771-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

264-48-A

APPLICANT—Irme Chairman, for 493 Monroe Street Corp., owner (Benjamin Cohen, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at request of the applicant no further adjournment.

500-48-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Appeal from a decision of the fire commissioner re: Transportation of gasoline, benzine and naphtha in tank trucks and semi-trailers in New York City—(construction of tanks not in conformity with Administration Code requirements covering tank trucks).

APPEARANCES—

For Applicant: J. S. Hagman and E. F. Lavery.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m. applicant to file a new decision of the fire commissioner.

549-48-A

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13¼ in. west of Corlears street, (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., at request of applicant in behalf of objectors.

714-48-A

APPLICANT—Foundry Services Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 A.M., at request of applicant.

717-48-A

APPLICANT—James B. Anderson, Jr., for Armour and Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—635-641 Brook avenue, west side, 87 ft. 9 in. north of East 152nd street (2nd floor); (Block 2361, Lot 55), Borough of The Bronx.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (717-48-A)

WHEREAS, James B. Anderson, Jr., for Armour and Company, owner and occupant filed July 22, 1948, an appeal from a decision of the fire commissioner, affecting premises 635 to 641 Brook avenue, west side, 87.9 in. north of East 152nd street (Block 2361, Lot 55) (2nd floor) Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner dated June 22, 1948, reads:

"This will reply to your letter of June 14, 1948, and advise that your request to carry direct expansion refrigerating equipment to the 2nd story must be denied."

and

WHEREAS, the applicant states that the building is two stories in height, 102 ft. 6 in. by 133 ft. 11 in. and 75 ft. 10½ in., irregular in area, of Class 1 construction; erected 1907, on a lot 50 ft. by 183 ft. in area, located in an unrestricted use, B area, Class 1½ height district, and used and occupied—basement, coolers and freezers, 36 persons; 1st floor, coolers and shipping, 29 persons; 2nd floor, storage and office, 23 persons; proposed to be used and occupied without change except that the 2nd floor will be changed to storage, office and coolers, 23 persons; that there are two 42 in. wide open wood stairs extending to roof bulkhead; and

WHEREAS, the applicant contends that refrigeration for existing coolers and freezers is furnished from 643 Brook avenue, operated by the Ridgefield Refrigeration Service; that it is proposed to install three additional coolers with direct expansion cooling coils located on the second floor of the premises in question; that no additional refrigerating equipment will be required in the engine room of No. 643 Brook avenue to furnish refrigeration to the proposed three coolers in 635 to 641 Brook avenue; that the refrigerant charge of 3,000 lbs. of ammonia in the plant at 643 Brook avenue will not be increased to provide for the three additional coolers at 635 to 641 Brook avenue; that the only objection by the Fire Department is the location of the cooling coils on the 2nd floor with connections to them from the 1st floor; that the premises are a single occupancy by the owner and the operations are similar to that of a regular cold storage plant where direct expansion is permitted under the existing code; that the proposed work does not constitute an increase in hazard to life or property beyond that which is already existing; that the engine room equipment at 643 Brook avenue is under the supervision of a licensed refrigerating engineer 24 hours daily and the

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Armour premises in question, No. 635 to 641 Brook avenue is provided with competent watchmen's service.

Resolved, that the decision of the fire commissioner dated June 22, 1948 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the spaces on the 2nd floor for additional coolers as proposed shall be restricted to the three spaces so indicated on plans filed with this appeal marked "Received July 22, 1948," five sheets; that this variance shall continue only so long as the requirements of the Refrigeration Code are complied with in all other respects and the building is occupied by one occupant as proposed and for the use as proposed and complies in all other respects with all laws, rules and regulations applicable thereto.

745-48-A

APPLICANT—Siegel and Green, for Julius Chomsky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3511 Boston road and 3439 Mickle avenue, northwest corner (Block 4723, Lots 26, 28 and 29), Borough of The Bronx (under Section 35, General City Law re bed of mapped street—Mickle avenue).

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (745-48-A)

WHEREAS, Siegel and Green, for Julius Chomsky, filed August 6, 1948, an application pursuant to Section 35 of the General City Law, affecting premises 3511 Boston road and 3439 Mickle avenue, northwest corner, (Block 4723, Lots 26, 28 and 29), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, on amendment to Alt. Applic. 421/48, dated August 5, 1948, reads:

"4. Part of plot lies within the bed of a mapped street, Mickle Avenue, and therefore is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 101 ft. by 113 ft. 1 in. in area, located in business and residence use, C area, Class 1 height districts, used and occupied since 1923; cellar, storage; 1st floor, gasoline service station and accessory building and open grease pits upon which it is proposed to erect a one-story, Class 3, building, 16 ft. in height, 80 ft. front by 28 ft. in depth at the rear of the lot and to install additional curb cuts, as indicated on plans filed with this application, marked "Received August 6, 1948" and to use the entire premises after alteration as a gasoline service station with parking for ten (10) motor vehicles and accessory building which will include chauffeur's restroom, lubritorium, auto laundry and greasing pit; and

WHEREAS, the applicant states that a portion of the premises lies within the bed of the mapped widening of Mickle avenue; that the original plot upon which the gasoline service station was permitted has a frontage of 101 ft. on Boston road and a depth of 88 ft.; that the plot is located in a business use district; that Section 6 of the Zoning Resolution permits the existing use to remain without change; that while the plot has 101 ft. frontage on Boston road, the usable frontage is only 87 ft. 3 in. as the proposed widening of Mickle avenue will take 13 ft. 9 in. of the property; and

WHEREAS, the applicant contends that although the proposed widening has been mapped for many years, nothing has been done physically to accomplish it; that no buildings are proposed or exist in the bed of the proposed

widening; that the portion of the plot within the bed of the mapped widening is within the business use district and is used as part of the existing gasoline service station and has access to Mickle avenue; that the proposed alterations, which are the subject of the zoning variance under Cal. 570-48-BZ do not change or alter the existing use of the portion of the plot in the mapped street widening; and

WHEREAS, the applicant has filed a copy of a communication dated July 30, 1948, sent by the Chief Engineer of the Borough of The Bronx, stating that Mickle avenue has been on the city map for a width of 60 ft. since 1911; that the city has not as yet acquired title in fee to the lands within the bed of the 60 ft. wide Mickle avenue between Boston road and Chester street and that when said street is condemned it will be in accordance with the lines as laid out on the city map; that the Chief Engineer of The Bronx also advises that Boston road is laid out at a width of 100 ft. and title is vested in the city to this 100 ft.; that on March 22, 1945 (Cal. No. 123) the Board of Estimate authorized preliminary plans for widening Boston road; that the proposed widening of Boston road has not as yet been laid out on the city map.

Resolved, that the decision of the borough superintendent of buildings, acting on Alt. Applic. 421/48, objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* under the powers vested in the Board under Section 35 of the General City Law, that the requirements of the resolution adopted this day under Cal. 570-48-BZ shall be complied with and in the event of the land being taken for proposed street widening, the amount to be paid for such land shall be as determined by the court.

771-48-A

APPLICANT—United States Pharmacopoeial Convention, for Jesse B. Stark and Esther B. Stark, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Raymond S. Blessing, John P. Fox, Adley Nichols and Carl Brecher.

For Opposition: T. E. Hueser.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Deputy Chief Guinee 2

Negative: Commissioners Blum and Kleinert.... 2

THE RESOLUTION (771-48-A)

WHEREAS, United States Pharmacopoeial Convention for Jesse B. Stark and Esther B. Stark, owners, filed September 2, 1948, an appeal from a decision of the borough superintendent, affecting premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1948, on amendment to Alt. Applic. 825/48, reads:

"4. Exits inadequate under Section 6.1.5, Ch.6.1.7. Code. Cellar stairs to be enclosed.

Stairs to lead directly to street, 6.4.1.11 Code.

Enclosure of stairs to comply with 6.4.1.3.1 Code.

Winders contrary to Section 6.4.1.4 Code.

Doors to stair to be F.P.S.C., Sect. 6.4.1.3.1 Code.

Provide handrails both sides 6.4.1.12 Code.

"7. Require 120# L.L. for storage on 4th & 5th floors."

and

WHEREAS, the applicant states that the building is 5 stories, 56 ft. 9 in. high, 24 ft. by 105 ft. in area at 1st

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floor, 24 ft. by 69 ft. in area at typical floor, of fireproof construction when erected in 1909, located in a residence use, B area, Class 1½ height district, used and occupied since 1939: Cellar, vacant; basement, doctor's office, 3 persons; 2nd floor, same; 2nd to 5th floors, inclusive, one family residence, for which no certificate of occupancy has been issued; proposed to be used and occupied as National Headquarters of the Committee on Revision of the U. S. Pharmacopoeia; that the building is provided with three sets of iron stairs, two of which are open and one (from basement to roof) enclosed in 6 in. fireproof partitions; that stairs lead from roof bulkhead direct to street; that main stairs is 47 in. and 42 in. in width; that other stairs are 28 in. and 26½ in. in width; that all stairhall enclosures are 6 in. terra cotta; that doors are wood and not self-closing; and

WHEREAS, the applicant contends that the proposed number of permanent occupants throughout the building is six; that there will be periodic conferences on the 1st, 2nd and 3rd floors in addition to the regular staff; that existing stairs and exists are adequate to accommodate all of the persons who will occupy the building; that the danger from fire is practically non-existent; that heat will be supplied by New York Steam; that the building is steel frame with masonry foundations on solid rock carrying the frame on steel grillages; that the floors are all fireproof, consisting of 6 in. terra cotta arches with 12 in. steel floor beams designed to carry live loads of 60 lbs. per sq. ft.; that all the original interior walls are 6 in. terra cotta; that the few later walls are 4 in. gypsum block; that no persons will reside on the premises; that there are two fireproof stairs from 1st floor to basement and two from the 1st to 2nd and two from the 2nd to 3rd floors; that there will be only three regular occupants above the second floor, all located on the 4th floor with occasional visitors to the museum on the 5th floor; that the two upper floors will be served by the fireproof iron enclosed stairs from basement to 5th floor, in addition to which there is an automatic elevator with capacity for six persons, enclosed with 6 in. terra cotta walls, equipped with fireproof doors; that the elevator opens to the main stairhall on the 1st floor and to the basement on a hall with 6 in. fireproof walls extending to an outside door on Park avenue with stone steps leading to sidewalk grade; that cellar stairs are enclosed with 4 in. fireproof walls; that there are no winders on the enclosed fireproof stairs from the 3rd floor down to the first floor; that two stairs from the basement to the first floor have winders, but the basement has direct exit to the street through a 50 in. fireproof passage connecting with both stairs and provided with a 42 in. outside doorway and granite steps leading directly to Park avenue; that in objection 7, the borough superintendent requires space on the 4th and 5th floors designated as "storage" to carry live loads of 120 lbs. per sq. ft. instead of 60 lbs. for which these floors are designed; that the occupancy proposed will never entail live loads of 120 lbs. per sq. ft.; that the museum on the 5th floor will contain such things as old pictures, manuscripts, books, some medical equipment but in no sense will be like a storage warehouse; and

WHEREAS, the following resolution was offered by the Chairman for consideration.

"Resolved, that the decision of the borough superintendent on amendment to Alt. Applic. 825-48, Objections 4 and 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be used only as proposed and as permitted by the Board under resolution adopted this day under Cal. 770-48-BZ; that such portable fire-fighting appliances shall be maintained throughout the premises as the fire commissioner shall direct; that at no point shall the floors be loaded beyond their safe capacity as approved for 60 lbs. per superficial ft.; that the doors throughout leading to the stairhall shall be made self-closing as proposed; that the door to the cellar shall be made reasonably tight-fitting and self-closing; that

the building shall be heated only by street steam as proposed; that the exits as indicated on plans filed under Cal. 770-48-BZ shall be maintained."

Resolved, that the decision of the borough superintendent dated August 17, 1948 on amendment to Alt. Applic. 825-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

MATERIALS SUBMITTED FOR APPROVAL

801-40-SM

APPLICANT—George E. Strehan, for Kerner Incinerator Co., (Kernerator Co., Agent).

SUBJECT—Kernerator Hopper Door, Type B-55 (for incinerators), approval of.

APPEARANCES—

For Applicant: James J. Heelan.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (801-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 9, 1948.

Re: Cal. 801-40-SM

Subject: Kernerator Hopper Door, Type B55, for Incinerator, Approval of.

The Kerner Incinerator Co. of Milwaukee, Wisconsin, owner, filed July 19, 1940, an application with the Board of Standards and Appeals for approval of the Kernerator Hopper Door, Type B-55 (for incinerator) under the provisions of C26-178.0.b and C26-701.0.b3, Administrative Building Code.

Description

This door is constructed of a 3/16" cast iron front leaf 12" in width and 11" in height, reinforced with cast iron ribs, approximately ¼" deep on the inner surface, to which is attached by means of cap screws at #20 gauge steel hopper with side walls and bottom plate arranged to close the opening when hopper door is open. The cast iron door leaf has two lugs cast integrally on its base, which fit over the sill section of the trim and act as pivot hinges for the door. Two bakelite posts are secured to the door leaf by through bolts with mono metal spacer bar to serve as a handle. The entire assembly is made self-closing by means of a spring attached to the underside of the sheet metal hopper at one end and to cast iron lugs on the door trim at the other end. The door frame is constructed of cast iron 3/16" thick, 1 ft. 8½ in. in height and 1 ft. 2½ in. in width. The bottom plate of the frame projects up in front of the assembly approximately ¾ inches with a grooved section at the center to accommodate a lug of the trim. The trim is of hollow cast iron section 2 in. in width at the bottom and 1¼ in. in width at the top and sides with walls 3/16 in. thick except for the inner wall of the jamb portion which is ⅝ in. thick. The trim fits in behind the bottom plate of the frame, held by a bottom lug and secured in place against the top plate of the frame by means of set screws. The door leaf is insulated with two thicknesses of ¼ in. asbestos millboard with an intermediate filler of ⅝ in. asbestos millboard. The first layer of ¼ inch board is cut to accommodate the cast iron stiffening rods of the door leaf. The side wall of the sheet metal hopper are sound deadened with ⅝ in. sheet of asbestos wrapper. The hollow core of the cast-iron door is fitted solidly with asbestos cement.

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Inspection and Test

A Kernerator Hopper door Type B55 for incinerator was inspected and tested at Columbia University Research Laboratory on July 26, 1940. Present were W. J. Krefeld, Director, Engineering Materials Laboratory; George E. Strehan, H. W. Thomas and J. I. Frankel of the Kerner Incinerating Company. The report of Columbia University Dept. of Engineering Research Laboratories #2501 is a part of this record.

The purpose of the test was to determine the fire-resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.0.b3, Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0. The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Kernerator Hopper Door Type B-55 for incinerator, under the provisions of C26-191.0 and C26-701.0.b3 and 4, provided other requirements of this section and its subdivisions are complied with, provided the hopper door bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #801-40-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

15-41-SM

APPLICANT—Truscon Steel Company, owner.
SUBJECT—Truscon Formed Steel Lintels, (reopened May 18, 1948), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (15-41-SM)

WHEREAS, Truscon Steel Company, owner, filed on January 8, 1941, an application with the Board of Standards and Appeals for approval of the material known as Truscon Formed Steel Lintels; and

WHEREAS, this material was approved by the Board on May 13, 1941, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on May 18, 1948; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 14, 1948.

Re: Cal. 15-41-SM

Subject: Truscon Formed Steel Lintels; approval of
The Board on May 13, 1941 approved Truscon Formed Steel Lintels for uses limited to one and two

family dwellings not more than 35 ft. in height of class 3 construction or class 4 construction etc.

The Committee further recommended on the approval of May 13, 1941 that each lintel be protected with a shop coat of Bar-Ox paint. (Approved under Cal. 126-38-SM.)

The application was reopened May 18, 1948, at the request of the applicant who requests the elimination of the reference to "one and two family dwellings" and substitute therefore "Residence Buildings" not more than 35 ft. in height of class 3 construction or class 4 construction etc.

The applicant further requests that reference to a shop coat of Bar-Ox Paint (approved Cal. 126-38-SM) be eliminated.

The Committee, consisting of Comm. E. W. Kleinert, Chief Engr. L. V. Huber and J. A. Darts Engr. Division, having investigated these requests, recommends that the resolution of May 13, 1941 be amended to read so that the wording shall be "residence buildings" in lieu of "one and two family dwellings" and all reference to Shop Coat of "Bar-Ox" (approved Cal. 126-38-SM) be eliminated and the word "Approved" be substituted.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 13, 1941, in accordance with the above report.

Adjourned: 12:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS.

375-45-A

APPLICANT—Joseph Lau, for Merchants Refrigerating Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—500-528 West 17th street, 97-111 10th avenue, southwest and 501-521 West 16th street (Block 688, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (375-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 500-528 West 17th street, 97-111 10th avenue and 501-521 West 16th street (Block

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688, Lot 21), Borough of Manhattan, was granted by the Board July 17, 1945 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 17, 1945, by adding thereto:

"... that in addition to the total of five curb cuts, as shown on plans filed with this appeal dated June 15, 1945, there may be an additional curb cut installed as indicated on plans filed June 25, 1948, under Cal. 743-48-A, on condition that the requirements of the resolution adopted July 17, 1945, and as adopted October 5, 1948 under Cal. 743-48-A shall be complied with."

849-46-A

APPLICANT—Cafiero and Lacerenza for 429-435 South 5th Street Realty Corporation, owner.

SUBJECT—Application reopened December 9, 1947—re Appeal from an order of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement); (Block 2452, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sebastian Mineo and L. Nemo.

For Administration: Vincent Matteis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (849-46-A)

WHEREAS, Cafiero & Lacerenza for 429-435 South 5th Street Realty Corporation, owner, filed November 7, 1946, an appeal from a decision re an order of the fire commissioner, affecting 429-435 South 5th street, north side, 100 ft. west of Union avenue (1st floor and basement), (Block 2452, Lot 24), Borough of Brooklyn; and

WHEREAS, Order 3576-LC, issued by the fire commissioner July 31, 1946, and repeated in a decision of the fire commissioner dated November 1, 1946, reads:

"You are hereby notified that an inspection of the above premises, used to store burlap bags, shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"1. Discontinue the storage of burlap bags on the above premises, which is a tenant factory building, in excess of one ton, since no permit can be issued for such storage in above premises C19-149.0-c-6 and C-19-149.0-F, Administrative."

and

WHEREAS, the applicant states the building is 2 and 5 stories, 66 ft. in height; 46 ft. 11 in. by 84 ft. 11 in. irregular in area, at typical floor, 92 ft. 6 in. by 84 ft. 11 in. irregular in area at 1st floor, of Class 3 construction; erected 1900; located in an unrestricted use B area, Class 1½ height district and used and occupied since 1945—basement, manufacturing, repairing and storage of burlap bags and burlap in bales; 1st floor, same; 2nd floor, manufacturing women's suits, 50 persons; 3rd and 4th floors, combined manufacturing footwear, 39 persons; 5th floor, manufacturing smoking pipes, 25 persons; that no change in use or occupancy is proposed; that the building is equipped with a two source sprinkler system throughout and an interior fire alarm system; that there are two interior wood stairs enclosed in one hour partitions, equipped with kalamein self-closing doors, one of which leads to roof, and one is provided with a ladder and scuttle to roof; that both stairs lead to street; that stairs are 4 ft. 8 in. and 3 ft. in width, respectively; that

there are two fire escapes extending to roof by stairs and to street by stair and ladder; that windows and doors on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant contends that a variation of the Administrative Code is requested to permit the storage of 5 to 10 tons of combustible fibres on the 1st floor basement and cellar of these premises; that the 1st story building is of Class 6 construction and the 2nd story and basement building is Class 3 construction; that the 1st floor of cellar of the 5 story building and the 1st story and basement of the two-story and basement building is occupied by the owners for the storage of burlap in bales and for the manufacture of burlap bags; that the 2nd story of the 5-story and the two-story and basement building are occupied for the manufacture of women's suits by a separate tenant; that the 3rd and 4th stories of the 5-story building are occupied for the manufacture of footwear; that the 5th story of the five-story building is occupied for the manufacture of smoking pipes; that the building is fully sprinklered; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order #3576-LC, objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that not more than ten (10) tons of unbaled material and ten (10) tons of baled material shall be maintained on the first floor and cellar, as proposed; that the sprinkler system shall be maintained with connection to fire headquarters through a central station; that in addition there shall be a wider door constructed adjacent to the elevator for exit through the vestibule to South 5th street; that all fire doors shall be kept in workable condition; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the requirements of this resolution are complied with and the building is maintained as proposed and as shown on plans filed with this appeal, marked "Received November 7, 1946" (5 sheets).

612-48-A

APPLICANT—E. R. Squibb & Sons (lessee), for Mutual Life Insurance Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: F. F. Fuhrman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (612-48-A)

WHEREAS, E. R. Squibb & Sons, lessee (Mutual Life Insurance Company, owner) filed June 21, 1948 an appeal from a decision of the fire commissioner, affecting premises 32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner dated May 26, 1948 reads:

"This will acknowledge receipt of your letter of May 25th wherein you request a permit for employees to smoke in certain areas of your factory building situated at the above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

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WHEREAS, the applicant states that the building is eight stories, 115 ft. in height, 395 ft. 6 in. by 211 ft. 6 in. irregular in area, of fireproof construction, erected in 1911 and 1914, located in an unrestricted use A area class 1½ height district, and used and occupied since January 1948 as follows: basement, storage and mechanical services, 6 persons; 1st floor, shipping and manufacturing, 35 persons; 2nd floor, offices, 130 persons; 3rd floor, offices, storage and printing, 127 persons; 4th floor, offices and storage, 105 persons; 5th floor, offices, cafeteria and packing, 130 persons; 6th floor, office, shop and storage, 60 persons; 7th floor, offices and packaging, 271 persons; 8th floor, offices, storage and mixing, 127 persons; that the building is equipped with a one source sprinkler system throughout, an approved standpipe system and an interior fire alarm system; that there are seven 3 ft. 8 in. wide interior fireproof stairs, equipped with tin clad and kalamein self-closing doors leading from roof bulkhead direct to street; that stairs are 3 ft. 8 in. in width and there is one fire tower; and

WHEREAS, the applicant contends that the premises consist of essentially two buildings; that the major part of Building 1 was altered for executive, private and general office use; that the space devoted to office use was completely modernized with new sprinklers, steel and glass partitions, acoustic ceilings, asphalt tile flooring and fluorescent lighting and is completely air-conditioned; that the cafeteria is on the 5th floor of Building 1 and has all stainless equipment and has been approved for 348 persons under P.A. Applic. Q2029; that in Building 2, offices were provided on portions of the 2nd, 3rd, 5th and 8th floors; that this space is completely air-conditioned; that washrooms were installed and existing washrooms completely modernized; that permission is requested for smoking in the following areas as indicated in red on amended plans filed with this appeal: 1st floor—Building 1—entrances, lobbies, one office and one washroom; Building 2—two washrooms; 2nd floor—Building 1—two private office groups and two washrooms; Building 2—two private offices, two washrooms and one rest room; 3rd floor—Building 1—two private offices and one washroom; Building 2—two private office groups and four washrooms; 4th floor—Building 1—three office groups, Building 2—four washrooms; 5th floor—Building 1—one private office group, cafeteria dining area and one washroom; Building 2—two private office groups and five washrooms; 6th floor—Building 1—two offices and one washroom; Building 2—two washrooms; 7th floor—Building 1—three private office groups and three washrooms; Building 2—one office and two washrooms; 8th floor—Building 1—two office groups and two washrooms; Building 2—one office group, four washrooms and one rest room; basement—Building 1—boiler room; and

WHEREAS, the applicant further contends that there are 990 employees on the premises, the majority of whom were transferred from the Brooklyn plant where smoking was permitted, especially in the cafeteria; that all employees are given ten minute rest periods in the morning and during the afternoon and would appreciate the privilege of being able to retire to the rest room or washroom or to the cafeteria to smoke during these rest periods as well as during the lunch periods; that in these days of difficult labor relations it is beneficial to the morale of the employees and reduces grievances if smoking is permitted in restricted areas and in addition enables the management to control effectively surreptitious smoking.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the fire commissioner, dated May 26, 1948, and that the appeal be and it hereby is *granted on condition* that no smoking shall be permitted throughout the building except in the space as proposed and as indicated on revised plans, marked "Received September 28, 1948" (10 sheets), and not permitted elsewhere; that such receptacles for smokers' refuse shall be installed and maintained as the fire commissioner shall direct; that signs shall be posted stating where smoking is permitted; that on the 4th and 8th floors in Building 1 smoking may also be per-

mitted in the space used for General Accounting on such floors, provided all doors opening through the wall from Building 1 to Building 2 shall comply with the requirements of the Building Code therefor and shall be made fireproof, self-closing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. Nos. 493-42-A, 701-47-A and 653-48-A.

653-48-A

APPLICANT—E. R. Squibb and Sons (lessee), for Mutual Life Insurance Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: F. F. Fuhrman.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (653-48-A)

WHEREAS, E. R. Squibb & Sons, lessee, (Mutual Life Insurance Company, owner) filed June 21, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 32-14 Northern boulevard, southeast corner of Honeywell street (Block 214, Lot 210), Long Island City, Borough of Queens; and

WHEREAS, Order 22502-LF issued by the fire commissioner May 14, 1948 reads:

"1. Arrange all exit doors so that they can be opened from both sides during working hours (Section 272 of the Labor Law)."

and

WHEREAS, the decision of the fire commissioner dated May 26, 1948 reads:

"This will acknowledge receipt of your letter of May 25th wherein you request permission to arrange the exit doors on certain floors of your factory building so that same may be opened from the inside only. Your request must be denied as such an arrangement would be contrary to the provisions of the Labor Law and would trap any persons who may be in building in the event of fire who would be required to use the stairways, and if it was found that passageway could not be made to the street, under your proposed arrangement it would be impossible to again enter the lofts in order to gain access to one of the other exits."

and

WHEREAS, the applicant states that the building is 8 stories, 115 ft. in height, 395 ft. 6 in. by 211 ft. 6 in. irregular in area, of fireproof construction, erected in 1911 and 1914, located in an unrestricted use A area class 1½ height district, and used and occupied since January 1948 as follows: basement, storage and mechanical services, 6 persons; 1st floor, shipping and manufacturing, 35 persons; 2nd floor, offices, 130 persons; 3rd floor, offices, storage and printing, 127 persons; 4th floor, offices and storage, 105 persons; 5th floor, offices, cafeteria and packing, 130 persons; 6th floor, office, shop and storage, 60 persons; 7th floor, offices and packaging, 271 persons; 8th floor, offices, storage and mixing, 127 persons; that the building is equipped with a one source sprinkler system throughout, an approved standpipe system, and an interior fire alarm system; that there are seven 3 ft. 8 in. wide interior fireproof stairs, equipped with tin clad and kalamein self-closing doors leading from roof bulkhead direct to street; that stairs are 3 ft. 8 in. in width and there is one fire tower; and

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WHEREAS, the applicant contends that all areas are completely sprinklered; that all construction is concrete, brick and masonry and the entire occupancy is by the applicant or its affiliated companies; that permission is requested to maintain the existing panic bolts on the exits to the street from what are designated as stairways 7, 6, 3, 1 and the fire tower; that in planning the alteration of the building for the present occupancy, a large employees' entrance was created on Honeywell street adjacent to Northern boulevard; that this entrance is convenient to transportation facilities and to the passenger elevators and stairways 1 and 2; that a visitors' entrance was reconditioned on Northern boulevard adjacent to Honeywell street serving the same interior facilities; that 96,458 sq. ft. of the building is used for office, 193,209 sq. ft. for storage and 148,333 sq. ft. for manufacturing; that the storage is in part medical, pharmaceutical and biological products, part in perfumes and part in tin, antimony and lead metal; that all of these materials stored represent no extraordinary fire hazard but for purposes of theft are highly valuable and can be readily disposed of; that for safeguarding and preserving the security of this merchandise as well as of other materials and equipment, it is essential to maintain the panic bolts in question; that the stairways and elevators serving the two entrances are convenient and at these points the occupants are able to observe persons entering and leaving the building; that to create five additional entrances would impose a burden to maintain the security of the valuable merchandise and the control of employees and visitors; that the total number of stairways and the fire tower adequately serve the building for emergency egress; it is requested that permission be granted to continue the use of the panic bolts now existing as these doors are not daily used; that permission is also requested to change the hardware on the floor doors of stairways 5, 6, and 7 so that entrance from these stairways cannot be gained to the 2nd, 4th, 5th and 6th floors; that these doors are standard three hour doors, self-closing, and provided with common fire door latch bar hardware, it is proposed to replace this hardware with panic bolts on the inside or with mortise latch and knob on the floor side only so as to prevent entrance from the stair to the floor area; that the floors on which this permission is requested are primarily storage floors with no employees regularly employed at this end of the floor; that the other stairways provide more than adequate exit and communication; that in the opinion of the management, the plant safety director and the plant safety committee, the changing of this hardware will not result in an unsafe condition.

Resolved, that the decision of the fire commissioner as to Order #22502-LF, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that approved panic bolts shall be installed only on the street exits to stairways 1, 6 and 7, the fire tower, and stairway 3 leading to Honeywell street, as indicated on the first floor plan; that all doors leading to such exits shall have all bolts and locks removed so as to permit free passage to the doors leading to the street; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 612-48-A and *denied* as to installation of panic bolts on interior stairway doors, as proposed and as objected to in decision of fire commissioner, dated May 26, 1948.

743-48-A

APPLICANT—Joseph Lau, for Merchants Refrigerating Co., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—97-111 10th avenue, southwest corner of West 17th street and northeast corner of West 16th street; 501-521 West 16th street and 500-528 West 17th street (Block 688, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (743-48-A)

WHEREAS, Joseph Lau for Merchants Refrigerating Company, owner, filed July 27, 1948 an appeal from a decision of the borough superintendent, affecting premises 501-521 West 16th street, northeast corner of 11th avenue, 500-528 West 17th street, and 97-111 10th avenue (entire Block 688, Lot 21), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 23, 1948 on Drop Curb Applic. 1416-48 reads:

"1. No drop curb permitted unless there is a trucking entrance to building. Section 2.4.2.13.1 (a) (6) B.C." and

WHEREAS, the applicant states that the building is 9 stories, 106 ft. in height, 184 ft. 10 in. and 197 ft. 3 in. by 285 ft. 7 $\frac{3}{8}$ in. and 356 ft. 8 $\frac{1}{2}$ in. in area, of class 1 construction, erected in 1918, located in an unrestricted use A area class 2 height district, used and occupied since 1918 as follows: cellar, engine rooms and cold storage, 10 persons; 1st floor, offices and shipping, 100 persons; 2nd to 9th floors, cold storage of food, five persons per floor; that no change in use or occupancy is now proposed; that the building is equipped with one 4 ft. wide interior fireproof stairs from roof bulkhead direct to street; and

WHEREAS, C.O. 1365 issued July 9, 1919 permits the present use and occupancy; and

WHEREAS, the applicant contends that drop curb application 1416-48 was filed to install a new drop curb 10 ft. wide with a splay of 1 $\frac{1}{2}$ ft. on each side of the new curb cut to be located 9 ft. 6 in. south of the present approved curb cuts on 11th avenue for loading at the building line; that the building is used for the cold storage of food stuffs having a capacity of 60 million pounds of perishable foods; that the loading and unloading of food stuffs necessitates quick handling with minimum delay or waiting for loading platform space in order to minimize food spoilage; that there are four 10 ft. curb cuts and one 12 ft. curb cut on 11th avenue; that the proposed additional cut will not cause any additional inconvenience on 11th avenue; that a variance of the provisions of the Administrative Code is requested inasmuch as it will greatly aid in the handling of food stuffs to prevent possible spoilage and will not further inconvenience pedestrian traffic on 11th avenue; and

WHEREAS, under Cal. 375-45-A the Board modified a decision of the borough superintendent acting on Curb Cut Applic. 950-45 so as to permit the installation of three curb cuts on 11th avenue in addition to three curb cuts then existing on condition that no additional curb cuts be installed.

Resolved, that the decision of the borough superintendent, acting on Drop Curb Applic. 1416-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the curb cuts now installed and proposed to be installed, as indicated on plans marked "Received June 25, 1948" (1 sheet) shall comply with the resolution as *amended* this day under Cal. 375-45-A.

751-48-A

APPLICANT—Lama and Proskauer, for Enak Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-81 Willoughby street and 127 Lawrence street, northeast corner (Block 148, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (751-48-A)

WHEREAS, Lama and Proskauer for Enak Realty Corporation, owner, filed August 10, 1948 an appeal from a decision of the borough superintendent, affecting premises 65-81 Willoughby street and 127 Lawrence street, northeast corner (Block 148, Lot 46), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated July 27, 1948 on Alt. 1643-48 reads:

"7. Comply with Section 271 C of the Labor Law as to extension of interior stairs to roof.

"8. Exterior screened stairways to comply with Section 268 of the Labor Law as to 8" maximum height of risers and as to extension of stairs to roof.

"12. Window openings in partition between lobby and luncheonette are contrary to Section 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 8 stories, 103 ft. 6 in. in height, 107 ft. 7 in. by 100 ft. 1 in. in area, of fireproof construction, erected in 1897, located in an unrestricted use B area class 2 height district, and used and occupied since 1946 as follows: cellar, ordinary storage and boiler room, 2 persons; 1st floor, dry cleaning establishment, office and luncheonette, 29 persons; 2nd floor, marine school and offices, 77 persons; 3rd floor, research laboratory, 40 persons; 4th floor, manufacturing and assembly of radio coils, 68 persons; 5th floor, manufacturing of zippers, 50 persons; 6th floor, optical school, offices and manufacturing of cellophane bags, 84 persons; 7th floor, optical and plastic school and dental laboratory, 52 persons; 8th floor, assembly of television sets and offices, 41 persons; proposed to be used and occupied: cellar, 1st, 2nd and 3rd floors, same; 4th floor, research laboratory, 41 persons; 5th, 6th and 7th floors, same; 8th floor, manufacturing and assembly of television sets, offices, manufacturing zippers and garments, 68 persons; that the building is equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there is one 4 ft. 6 in. wide steel interior stairs, masonry enclosed, equipped with fireproof self-closing doors, leading direct to street, and provided with a ladder and scuttle to roof, and one fire escape in the inner court extending to roof by ladder and to court by exterior iron stairs; that window and door openings on the course of the fire escape are fireproof self-closing; that there is safe egress from the roof; and

WHEREAS, temporary C.O. issued May 13, 1948 to expire July 12, 1948 permitted the present use and occupancy; and

WHEREAS, the applicant contends that the building was erected in 1897, of fireproof construction, used by the N. Y. Telephone Company as a telephone exchange until 1942 when it was taken over by the Sperry Company and used for general offices and marine school having a capacity of 576 persons pursuant to C.O. 104770, which use continued until 1946; that in 1946 the building was put to its present use and in 1948 the store and luncheonette on the 1st floor was added under Alt. Permit 2522-47 and Alt. Applic. 414-48 and C.O. 120414 issued May 13, 1948 for a temporary period of 60 days; that it is now requested that a permanent C.O. be issued permitting the same use as permitted by temporary C.O. 120414; that the building has one interior fireproof enclosed 4 ft. 6 in. wide iron stairs leading to a lobby and thence to street and by means of a 60 deg. ladder at the 8th floor extending to penthouse on the roof and thence to the open roof; that secondary egress consists of an outside iron balcony 3 ft. wide on each floor and two 2 ft. 8 in. wide iron screened stairs leading to the open rear court and thence to fireproof passage in the cellar to street; that these iron stairs lead to the roof by vertical

gooseneck iron ladders; that these stairs were erected with the original building and were considered a legal exit at that time; that a greater portion of the roof is sloped and the extension of the present interior stairs would serve no purpose; that the outside screened stairs although having 9 in. risers are safe and adequate; that there is no combustible use proposed throughout the building; that the proposed uses are not more hazardous than when the present interior stairs were considered adequate under C.O. 104770; that the building is now equipped with an approved interior fire alarm system; that it is proposed now to have only a total occupancy of 462 persons which is less than its former legal capacity; that the present adjoining parapet is 4 ft. high; that if it were 5 ft. high there would be no question or need to extend the present interior stairs to the roof; that the present luncheonette has one plate glass panel in a metal frame between the lobby and the luncheonette which is used as a show window; that there is also a wood sash door and two glass and wood side lights in the same partition; it is proposed to maintain the show window and remove the two side lights and install fireproof blocks in these openings; that the door will be replaced with a one hour fire test door with a wire plate glass panel not over 9 sq. ft. in area.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1643-48, objections 7, 8 and 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exterior fire escape and primary means of exit and the secondary means of exit consisting of fire escape shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received August 10, 1948" (20 sheets); that the closet underneath the stair leading from the luncheonette shall be eliminated and an enclosing fireproof partition built across under the stair string; that the entire partition between the luncheonette and the lobby shall be removed and a partition of fireproof material substituted, in which there may be one show window, provided such show window has metal frame and is glazed with wire glass with no light exceeding 720 square inches and with a door in such partition fireproof, self-closing; that the existing standpipe system and fire alarm system shall be maintained in accordance with the requirements therefor and such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or occupancy and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

774-48-A

APPLICANT—A. J. Daidone, Department of Public Works for the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—261-291 Atlantic avenue, north side, 252-280 State street and 88-92 Smith street, entire block bounded by Atlantic avenue, State street, Smith street and Boerum place (Block 175, Lots 1 and 5-37 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Greenhill, Clarence B. Litchfield, William A. Adam, Thomas M. Youmede and W. Frank Bower, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (774-48-A)

WHEREAS, A. J. Daidone for City of New York, owner, filed September 7, 1948 an appeal from a decision of the borough superintendent affecting premises 261-291 Atlantic avenue and 252-280 State street, 88-92 Smith street (entire

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Block 175, Lots 1 and 5 to 37 inclusive), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated August 11, 1948 on N.B. Applic. 1108-48 reads:

"17. Each tier of each floor should have direct access to enclosed stair and fire tower.

18. Steel grilles in stairhall obstruct stair in violation of Sect. 6.1.11 of the Bldg. Code.

19. Windows within 15'-0" of fire tower balcony should be self-closing fire windows but no window should be within 10' (Sect. 6.5.2).

20. The fire tower should be accessible to 2nd floor.

21. The interior exit stair should have direct unobstructed egress to the street.

22. Stair hall and fire doors should have a $\frac{3}{4}$ hour fire rating. Glass panels in door do not have this rating.

23. Locks on exit doors are in violation of Sect. 6.2.3 of the Code.

24. The distance of travel to exit stairs should not exceed 125'-0".

25. The stair above grade should be separated from the stair below grade by fire partitions as required by Sect. 6.4.1.8.2 (d) of the Bldg. Code.

26. The exit stairs from the 11th floor have insufficient width for the capacity of that floor."

and

WHEREAS, the applicant states that the building will be 11 stories, 224 ft. 6 in. in height, 221 ft. by 162 ft. in area at 1st floor, 221 ft. by 102 ft. in area at typical floor, of class 1 construction, located in a business and unrestricted use B area class $1\frac{1}{2}$ height district, and used and occupied: basement—mechanical equipment and services—60 persons; 1st floor—administration and reception—31 persons; 2nd floor—visitors, library and storage—100 persons; 3rd floor—kitchen, dining and housing—220 persons; 4th to 9th floor—housing—120 persons each floor; 10th floor—housing and recreation—60 persons; 11th floor—recreation rooms and chapel—210 persons; that the building will be equipped with an approved standpipe system, an interior fire alarm system and regular monthly fire drills will be maintained; that there will be one interior stairs and one fire tower 3 ft. 8 in. wide, three hour masonry enclosed, equipped with four hour hollow metal glazed self-closing doors; that the fire tower will lead direct to yard and interior stairs will not lead to street; and

WHEREAS, the applicant contends that the building will be used as a remand shelter and city prison; that the building is designed to afford maximum protection against fire as well as loss of inmates due to escapes and suicides; that the provisions of the building code for exit facilities based on normal requirements are inconsistent with the needs of a building in which means of exit or escape must be minimized and, if possible, eliminated; and

WHEREAS, the applicant contends as to objection 17, that each cell floor is divided into quarters of two tiers each; that in each quarter there are intra-floor stairs to the main floors of each story and exit is provided from the main floors at every story as the control center is at such level and all exits must be on that floor; that it is required that one exit only be provided from each quarter section of each cell block into a supervised control corridor; that an increase in exits would require greater dependence on the human element and consequently greater danger from the standpoint of security; that as to objection 18, that stairway control grilles included in the design of the building are necessary to prevent the mingling of prisoners of different classifications; that these grilles permit the use of the stairway by all classes of inmates within their own confines; as to objection 19 that the present arrangement of steel grilles 5 ft. and 10 in. on centers in which 2 in. solid translucent glass block is set is necessary to provide light to the corridors, the first three cells and showers on each floor; that no opening or window vents will be provided within

15 ft. of the tower; as to objection 20, that to comply with this objection would give three exits from the inmates section of the 2nd floor, one of which would be remote from control; that this floor is the one most liable to trouble as it is here that inmates are held to await visiting periods; as to objection 21 and 22 that three hour fire test t.c. partition will be provided to enclose the stairs on three sides and wire glass enclosure on the 4th side to provide visibility and supervision from each control corridor into the stairwell; that the fire tower complies with the code except for the use of shatter-proof glass observation panels in the doors leading into the fire tower; that this glass is required for visibility and supervision; that hallways and passageways are enclosed with t.c. partitions except where custodial requirements make observation and supervision necessary; that in such case enclosures are of t.c. to wainscot height with wire glass and steel grillage above; that control grilles are also required on the line of egress on the 1st floor for reasons of security; that these grilles on the 1st floor will be under constant 24 hour control; that there will be actually two means of egress from the 1st floor elevator lobby; that variation of the provisions of the code on this point is requested on the grounds that the building is a custodial institution and for proper supervisions the conditions shown are imperative; as to objection 23, that modification is requested on the ground that locks on exit doors are necessary in order to minimize the possibility of escape; as to objection 24, that the distance from the farthest cell door on the upper tier to the main exit is 140 ft. which is only 15 ft. more than permitted for a non-custodial building which would normally contain more combustible material and which would not be under 24 hour disciplined control; as to objection 25, that a cut-off is provided but is a steel grille in lieu of the fireproof t.c. partition required; that a variation is sought on the grounds that the steel grille is necessary to enable supervision of the stair by the guards located in the lobby block; that as to objection 26, that to meet this objection it would be required to provide a fire tower with 5 ft. 6 in. runs in place of the 3 ft. 8 in. runs for the entire height of the building and it would be an unnecessary expense and would cut light from one end of one row of cells on each floor and tier; that this condition can be complied with by creating a horizontal exit which would require a fire partition with fire doors in the 11th floor elevator lobby between elevators; that this would require additional custodial personnel and tend to create confusion at one of the most vulnerable points; that the maximum occupancy of this floor will be 210 which number will be reached only on Sundays at religious services at which time the recreation roof and sick cell would not be in use; that the maximum occupancy on week days will be 165 persons; that the capacity of the stairs between the 10th and 11th floors is 186 which is only slightly under the required capacity of 210 and the stairs on the rest of the floors are considerably in excess of the requirements.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1108-48, objections 17 to 26, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

825-48-A

APPLICANT—Siegel and Green, for Eugene M. Grant, et al, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1035 5th avenue and 2 East 85th street, southeast corner (Block 1496, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (825-48-A)

WHEREAS, Siegel and Green for Eugene M. Grant et al., owners, filed September 10, 1948 pursuant to the powers vested in the Board under section 310 of the Multiple Dwelling Law, an application for a variance of sections 231 and 102 of the Multiple Dwelling Law, affecting premises 1035 5th avenue and 2 East 85th street, southeast corner (Block 1496, Lot 71), 1st to 14th floors, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated September 7, 1948 on amendment to Alt. 266-48 reads:

"Proposed combination of egresses is not acceptable.

Note: bldg. should conform to either Sec. 231 M.D.

L. or Sec. 102 M.D.L. in its entirety."

and

WHEREAS, the applicant states that the building is 14 stories, basement and penthouse, 150 ft. in height, 122 ft. by 154 ft. irregular in area, of class 1 construction, erected in 1925, located on a lot 122 ft. 2 in. by 164 ft. 6 in. in area, in a residence use B area, class 1½ height district, used and occupied since 1926 as follows: cellar, boiler room, storage and laundry, 5 persons; basement, three apartments, maids' rooms and two doctors' offices, 14 rooms; 1st to 14th floors, four housekeeping apartments on each floor; penthouse, two housekeeping apartments; proposed to be used and occupied: cellar, same; basement, same; 1st to 14th floors, five housekeeping apartments each floor; penthouse, no change; that the building is equipped with an approved standpipe system, two interior stairs 3 ft. wide, of iron and cement construction, enclosed in 4 in. t.c. blocks and plaster, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and two fire towers 2 ft. 6 in. wide; and

WHEREAS, the applicant contends that this is an application for variance of sections 102 and 231 of the Multiple Dwelling Law as to the means of egress in an existing multiple dwelling erected prior to July 1, 1948; that the building is classified as a heretofore erected New Law tenement; that the typical floor consists of four large apartments consisting of one 7 room, one 9 room, one 12 room and one 11 room apartment; that it is proposed to alter the line D apartments whereby this 11 room apartment will be altered to two 5 room apartments on each floor, as indicated on plans filed with this appeal; that the other apartments are not to be altered at the present time but will be altered as they become available on the several floors in full conformity with the Emergency Rent Laws; that the existing legal exits from the Line D apartments consist of one stairway and one tower fire escape, serving Line D and Line D apartments; that both the stairway and the tower fire escape are accessible directly from the apartments without any intervening public hall as permitted under the Tenement House Law; that it is now proposed to arrange these existing legal exits serving Line D apartments so that these exits will become accessible through a new public hall, providing two means of exit for each new apartment being created from the existing Line D apartment as required by section 231 of the Multiple Dwelling Law; that the borough superintendent has disapproved the arrangement of exits as proposed as not being in strict conformity with sections 102 and 231 of the Multiple Dwelling Law and the rules of the Department; that the borough superintendent's objection would require the existing stairway and tower fire escape to be maintained, opening directly from each apartment and not through the proposed new public hall unless the direct openings to the Line C apartments are eliminated or similarly arranged through a public hall; that to provide such egress would be impractical in view of the existing occupancy of these apartments and the expense and impracticability of constructing an additional tower fire escape or stairway within the building; that

the other alternative is to provide a system of outside fire escapes in the yard extending from yard to roof with landings on each floor; that the existing tower fire escapes were provided within the building to avoid the necessity of such outside fire escapes; that in addition to the detrimental effect of outside fire escapes on the character of the building, it would create a practical difficulty to install such fire escapes as the proposed alterations are to be carried on intermittently as the apartments become available without continuity of floors; that the proposed exits are more than ample for the occupants and are within the spirit and intent of the Multiple Dwelling Law; that the proposed decrease in the number of rooms will consequently decrease the potential number of occupants using these exits; that creating a new public hall for access to both means of egress is an improvement over the direct access from the apartment to the stairway and tower fire escape now existing and meets the intent of section 102 of the Multiple Dwelling Law for hereafter constructed buildings; that each apartment will have two separate remote stairways leading to the public hall from which access will be had to the two existing means of egress; that both the stairway and the tower fire escape are fully enclosed in fireproof partitions with fireproof self-closing doors; that the new public hall will be fully enclosed with fireproof partitions, will be vented and have fireproof self-closing doors affording an additional area of refuge in case of emergency and will prevent smoke and fumes from directly entering the stairs from any apartment; it is therefore requested that the Board grant a variance in order to do substantial justice as strict compliance with the letter of the law would cause practical difficulty and unnecessary hardships without benefitting the public health, safety and general welfare.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Multiple Dwelling Law as cited in a decision of the borough superintendent dated September 7, 1948 on amendment to Alt. Applic. 266-48, under the power vested in the Board under Chapter 508 of the Laws of 1948 as to Section 310, and that the application be and it hereby is *granted* to permit the rearrangement of apartments in Lines D and E as proposed and as indicated on plans filed with this application marked "Received September 10, 1948," two sheets, one plan as to the existing condition and one plan as to the proposed condition, *on condition* that in all other respects, the building and occupancy shall comply with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto.

531-44-A

APPLICANT—Department of Welfare, for Board of Estimate, City of New York, Bureau of Real Estate, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Appeal from a decision of the borough superintendent (previously granted on condition for a term of years).

PREMISES AFFECTED—2155 Daly avenue and 912 Bronx Park South, southwest corner (1st, 2nd and 3rd floors); (Block 3125, Lot 38), Borough of The Bronx.

APPEARANCES—

For Applicant: Lawrence C. Troeller.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (531-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2155 Daly avenue and 912 Bronx Park South, southwest corner (1st, 2nd and 3rd

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floors); (Block 3125, Lot 38), Borough of The Bronx, was granted by the Board on September 26, 1944, on certain conditions; and

WHEREAS, the term of variance was extended October 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 26, 1944 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted for a term of two (2) years from the date of this amended resolution . . . and that other than as herein amended the provisions of the resolution of September 26, 1944 shall be complied with; that a certificate of occupancy shall be obtained."

1094-47-A

APPLICANT—Burke, Morrison and Green, for Box Products Realty Inc., owner.

SUBJECT—Appeal from a decision re orders of the fire commissioner.

PREMISES AFFECTED—1260-1266 Westchester avenue, south side, 104.86 ft. east of Longfellow avenue (Block 2757, Lot 83), Borough of The Bronx.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

781-48-A

APPLICANT—Arthur S. Hirsch, for Mildred Unger and Bruce Unger, owners (Unger Bros. Auto Sales, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61-18 Northern boulevard, southwest corner of 62nd street (Block 1184, Lots 10 and 12), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Mr. Young.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

WHEREAS, this appeal was for review of the decision of the Borough Superintendent that "the display of used cars is contrary to Article-II, Section 4a (15) of the Zone Law in that no salesroom is provided"; and

WHEREAS, the premises already had a Certificate of Occupancy issued May 4, 1948, permitting "sale and display of not more than five cars"; and

WHEREAS, the Courts, in the Matter of Aaron Bring vs. the Board and Matter of Scharlin vs. the Board, declared that placing cars upon a lot for sale or display does not constitute parking or storage and that a "salesroom" was not required to be within a building; and

WHEREAS, after the above decisions, the Board of Estimate upon the recommendation of the Planning Commission, amended Section 4a (15) by inserting the word "indoor" for the purpose of declaring that unless a salesroom for sale or display of cars was within a building, such outdoor salesroom was not permitted (see report of City Planning Commission adopted May 29, 1940, Appendix A, page 18); and

WHEREAS, this Board has repeatedly declared, in accordance with Section 4a (15) as amended, that an outdoor salesroom for cars is not a permitted use in a business use district under the terms of Section 4a (15); and

WHEREAS, in the opinion of the Board, any Certificate of Occupancy for less than five cars or more than five cars for sale or display is unlawful.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

782-48-A

APPLICANT—John A. Knubel, for Christ P.E. Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2061 Broadway, northwest corner of West 71st street (Block 1163, Lots 26-30), Borough of Manhattan.

APPEARANCES—

For Applicant: John A. Knubel and Harvey F. Mann.

ACTION OF BOARD—Appeal withdrawn without prejudice to reopening in the event applicant offers a different proposal in line with the requirements of the Labor Law as to a second means of exit.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

800-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier No. 40, foot of Van Dyke street, south side, 800 ft. west of Conover street (Block 595, part of Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: L. E. Driver, C. E. Hicks and J. J. Donovan.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice to filing an appeal after clarified order has been obtained from the fire commissioner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

859-47-A

APPLICANT—William J. Burke, for Koeppel Nash, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of area re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

528-47-A

APPLICANT—Emil G. Hantsche, Jr., for Emil G. Hantsche, Jr. and Estate of Walter S. Thompson, owners.

SUBJECT—Application reopened May 25, 1948, re Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles A. Wahn.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m. at the request of applicant's representative.

242-48-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Ethel Latt.

SUBJECT—Revocation of Certificate of Occupancy 190-28, issued in error.

PREMISES AFFECTED—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: John B. Walsh.

For Owner: None.

ACTION OF BOARD—Laid over to October 26, 1948 at 2 p.m., for further consideration at request of Engineer for owner.

812-48-A

APPLICANT—Lena and Michael Della Fera, owners.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit 5030-48 issued on Alt. 1814-47.

PREMISES AFFECTED—43-67 149th street, northeast corner of 45th avenue (Block 5410, Lot 78), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Tese and Lena Della Fera.

ACTION OF BOARD—Laid over to October 13, 1948 at 2 p.m. for inspection by Committee.

ZONING APPLICATIONS

414-20-BZ

APPLICANT—James Russell Ashley, for Rose Ash, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of eighty individual garages to be rented to persons not residing on the premises (located on one lot).

PREMISES AFFECTED—Southwest corner of West 186th street and Laurel Hill terrace (Block 2149, Lot 84), Borough of Manhattan.

APPEARANCES—

For Applicant: James Russell Ashley and Everett L. Booth.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (414-20-BZ)

WHEREAS, this application, affecting premises southwest corner of West 186th street and Laurel Hill terrace (Block 2149, Lot 84), Borough of Manhattan, was granted by the Board July 20, 1920, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, and last extended on March 30, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 20, 1920 as *amended* through March 30, 1948 by adding thereto:

"that one of the garages near the corner of Laurel Hill terrace and 186th street may be occupied by the watchman as indicated on revised plans marked 'Received September 28, 1948,' on condition that the building for the residential use as proposed shall comply with all laws, rules and regulations applicable thereto; that such use shall be discontinued until full approval of the Department of Housing and Buildings has been obtained."

593-30-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, part of Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative

THE RESOLUTION (593-30-BZ)

WHEREAS, this application permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, Lot 1), Bayside, Borough of Queens, was granted by the Board on May 31, 1931, on certain conditions; and

WHEREAS, the resolution was amended on July 2, 1946; and

WHEREAS, plans were approved on September 17, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 30, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 31, 1931 as *amended* through September 30, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been filed with the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 4238-46)."

44-35-BZ

APPLICANT—Arthur Haarcn, for Kesbec, Inc., owner (Arthur O. Leuck, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting partly in business and partly in a residence use district, the relocation of an accessory building to a gasoline service station.

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PREMISES AFFECTED—46-01 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lots 1 and 81), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Arthur H. Haaren.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (44-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 46-03 Laurel Hill boulevard, northeast corner of 46th street (Block 2296, Lot 1), Woodside, Borough of Queens, was granted by the Board on May 21, 1935, on certain conditions; and

WHEREAS, the resolution was amended on June 18, 1935 and May 9, 1939; and

WHEREAS, extensions of the term of variance and time to complete the work, have been granted from time to time, the last such extension having been granted on February 25, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 21, 1935 as amended through February 25, 1947 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7f of the zoning resolution for a term fifteen (15) years from the date of this amended resolution; as to the filing of plans and completion of the work, that plans shall be submitted for approval within three (3) months from the date of this amended resolution and after approval of such plans, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution. (Alt. 9993-39)."

88-36-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Incorporated, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district for a term of two years, the extension of an existing gasoline service station to include the parking and storage of more than five motor vehicles (previously granted by Board) under section 21 of the zoning resolution, permitting rearrangement of existing gasoline service station and inclusion of automobile repairing for testing of brakes, etc.

PREMISES AFFECTED—3170-3178 Broadway and 28-34 Tieman place, southeast corner (Block 1981, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (88-36-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a motor vehicle repair shop on an existing gasoline service station, premises 3170-3178 Broadway and 28-34 Tieman place, southeast corner (Block 1981, Lot 65), Borough of Manhattan, was granted by the Board July 7, 1936, on certain conditions, the resolution amended September 15, 1936, March 16, 1937, September 14, 1937, and February 23, 1938; and

WHEREAS, on October 22, 1940, the Board amended the resolution, permitting the parking and storage of not more than nineteen (19) motor vehicles for a term of two (2) years under section 7c of the zoning resolution, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended October 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 7, 1936 as amended October 22, 1940 and extended as to the term of the variance through October 15, 1946 so that as amended this portion of the resolution shall read:

"Granted under section 7c for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of nineteen (19) motor vehicles as provided in resolution adopted October 22, 1940, the terms of which shall be complied with; that a certificate of occupancy shall be obtained."

320-37-BZ

APPLICANT—Percival E. Jackson, for Bronxville Realty Corp., owner (Liberty Lace and Netting Works, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, between East 228th and East 229th streets (Building No. 2); (Block 4864, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph J. Breyer, Frank C. Parker and Theodore N. Tarlan.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (320-37-BZ)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building, affecting premises 901 East 228th street, east side of Bronxwood avenue, between East 228th street and East 229th street (Building No. 2); (Block 4864, part of Lot 35), Borough of The Bronx, was granted by the Board October 19, 1937 on certain conditions, time extended October 4, 1938, October 10, 1939, September 10, 1940, September 23, 1941 and September 29, 1942; and

WHEREAS, this application, under section 7c and 21 of the zone resolution, permitting in a residence use district, the extension of the existing factory building, affecting premises 916-924 East 229th street, south side 75 ft. east of Bronxwood avenue (Block 4864, Lots 58, 59, 60, 61 and 62), Borough of The Bronx, was granted by the Board on May 6, 1941, under certain conditions, and

WHEREAS, time to complete the work and obtain permits was extended from time to time and last extended September 30, 1947; and

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WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 19, 1937, as *amended* through September 30, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been done except the proposed extension to the two story building at the corner of Bronxwood avenue and 228th street, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

206-42-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—91-02 63rd drive, northeast corner of Alderton street (Block 3104, Lot 208), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (206-42-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 91-02 63rd drive, northeast corner of Alderton street (Block 3104, Lot 208), Rego Park, Borough of Queens, was granted by the Board on October 14, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on October 10, 1944 and October 22, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 14, 1942 as to the parking and storage of twenty (20) motor vehicles on the legally existing gasoline station, so that as *amended* this portion of the resolution shall read:

"Granted under section 7c to permit the parking and storage of not more than twenty (20) motor vehicles as an additional use in the legally existing gasoline station occupancy; that other than as herein *amended* the conditions of the resolution of October 14, 1942 shall be complied with (Misc. Applic. 294-42)."

546-44-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the erection of an extension to an office building of an existing gasoline service station, such extension to be used as a car laundry and to house grease lift.

PREMISES AFFECTED—822-828 4th avenue and 159-165 29th street, northwest corner (Block 664, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (546-44-BZ)

WHEREAS, this application under section 7c of the zoning resolution permitting in a business use district, the erection of an extension to an office building of an existing gasoline service station, such extension to be used as a car laundry and to house grease lift, affecting premises 822-828 4th avenue and 159-165 29th street, northwest corner (Block 664, Lot 37), Borough of Brooklyn, was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 17, 1946; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 10, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that complete working drawings shall be submitted to the Board within thirty (30) days from the date of this *amended* resolution, and all permits shall be obtained and all work completed within one (1) year from the date of this amendment."

400-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration and conversion of an existing garage for more than five motor vehicles to a garage for more than five motor vehicles and a gasoline service station.

PREMISES AFFECTED—122-17 to 122-19 Hillside avenue, northwest corner of 123rd street (Block 9268, Lot 27), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (400-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the alteration and conversion of an existing garage for more than five motor vehicles to a garage for more than five motor vehicles and gasoline service station; affecting premises: 122-17 to 122-19 Hillside avenue, northwest corner of 123rd street (Block 9268, Lot 27), Richmond Hill, Borough of Queens, was granted by the Board on September 25, 1945, on certain conditions; and

WHEREAS, plans were approved by the Board on July 23, 1946; and

WHEREAS, time to obtain permits and complete the work was extended September 30, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1945 only in so far as it has reference to obtaining permits and comple-

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tion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent and the work has been commenced, all permits shall be obtained and all work completed within nine (9) months from the date of this amended resolution (564-45)."

473-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting on a plot in a business 1 and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot.

PREMISES AFFECTED—231-253 Bay street, southeast corner of Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (473-45-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting on a plot in a business 1 and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot; affecting premises 231-253 Bay street, southeast corner Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond, was granted by the Board on September 25, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 1, 1946 and September 30, 1947; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1945 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

475-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension in area of an existing gasoline service station.

PREMISES AFFECTED—75-03 to 75-17 Rockaway boulevard and 91-02 76th street, northwest corner (Block 8948, Lots 32 and 38), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (475-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution permitting in a business use district, the reconstruction and extension in area of an existing gasoline service station; affecting premises 75-03 to 75-17 Rockaway boulevard and 91-02 76th street, northwest corner (Block 8948, Lots 32 and 38) Woodhaven, Borough of Queens, was granted by the Board on October 16, 1945, on certain conditions; and

WHEREAS, plans were approved on October 15, 1946; and

WHEREAS, time to obtain permits and complete the work was extended September 30, 1947; and

WHEREAS, the Applicant requested a further extension of time; and

WHEREAS, Lots 32 and 38 have been consolidated and are now recorded with the Department of Taxes as Lot 32.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 15, 1945 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the fact that plans have been filed with the Department of Housing and Buildings under N.B. 533-45, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 533-45)."

71-46-BZ

APPLICANT—Lama and Proskauer, for Nicola Mazza-longa, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, D area district, the extension of existing building to occupy more than the permitted area.

PREMISES AFFECTED—105-28 to 105-32 101st avenue and 101-02 to 101-10 106th street, southwest corner (Block 9423, Lot 13), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (71-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, D area, district, the extension of an existing building to occupy more than the permitted area; premises: 105-28 to 105-32 101st avenue; 101-02 to 101-10 106th street, southwest corner of 101st avenue, (Block 9423, Lot 13), Jamaica, Borough of Queens, was granted by the Board April 2, 1946 on certain conditions; and

WHEREAS, the resolution was amended September 24, 1946; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with and approved by the Depart-

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ment of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this resolution as adopted April 2, 1946 and *amended* September 24, 1946 (Alt. 10-46)."

772-46-BZ

APPLICANT—Bennett and Koeppel, for City of New York, owner (Oscar Siegel, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, a golf driving course and office in conjunction therewith.

PREMISES AFFECTED—Southeast corner of Ocean parkway and Circumferential parkway (Blocks 7240, 7241 and 7261, part of Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Opposition: Edward Hoffman, Park Dep't.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (772-46-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, for a term of one year, a golf driving course and office in conjunction therewith, affecting premises southeast corner of Ocean parkway and Circumferential parkway (Blocks 7240, 7241 and 7261, part of Lot 47), Borough of Brooklyn, was granted by the Board on February 18, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on October 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 18, 1947 so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7e for a term of two (2) years from the date of this *amended* resolution unless the premises are required by the City of New York for school purposes before the termination . . . that other than as herein *amended*, the terms and conditions of the resolution of February 18, 1947 shall be complied with; that a certificate of occupancy shall be obtained."

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) in a residence district, location of boiler house in residence district, and the location of a gasoline service station in a business use district.

PREMISES AFFECTED—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: G. H. Gurney and Mendes Hershman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

Negative: Commissioner Blum 1

THE RESOLUTION (299-47-BZ)

WHEREAS, this application under sections 7c, 7A and 21 of the zoning resolution, to permit the parking of motor vehicles accessory to stores, business buildings in the residence use district and store fronts facing on 188th street and other streets solely within the property, and a boiler house used to furnish heat and domestic hot water solely for buildings, and garages solely for the storage of motor vehicles belonging to the residents in the project, affecting premises: Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712-5716; 7075-7077; 7080-7082; 7092-7094; 7098-7105; 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the resolution was amended on February 17, 1948; and

WHEREAS, time to obtain permits and complete the work was extended June 15, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 1, 1947 only in so far as it has reference to the requirement that there shall be an ornamental wall and planting for the protection of adjoining owners where parking areas adjoin properties of other owners, so that as *amended* this portion of the resolution shall read:

" . . . that where such parking areas adjoin the properties of other owners located on 186th street, there may be a hedge along the property lines as indicated on revised plan marked "Received September 24, 1948" and which has been approved by the adjoining property owners on condition that the hedge specimens shall be as proposed and shall be planted and the spacing shall be such as to provide a continuous solid hedge without openings between the hedge specimens; that on the parking lot side there shall be maintained a concrete curbing to prevent injury to the hedge by motor vehicles; that in all other locations where parking areas adjoin the properties of other owners there shall be an ornamental wall and planting for the protection of such owners (N.B. 881-47)."

316-47-BZ

APPLICANT—Lama and Proskauer, for Henry and Albert H. Merkel, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to existing building on second floor, using more than the area permitted and without the required rear yard and above the sill level of second story windows.

PREMISES AFFECTED—147-16 94th avenue, south side, 125.16 ft. east of Sutphin boulevard (Block 9999, Lot 7), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time extended.

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THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (316-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension to an existing building on the second floor using more than the area permitted and without the required rear yard and above the sill level of the second story windows, affecting premises 147-16 94th avenue, south side, 125.16 ft. east of Sutphin boulevard (Block 9999, Lot 7), Jamaica, Borough of Queens, was granted by the Board July 22, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 22, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the construction work is substantially complete, all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 3090-46)."

647-47-BZ

APPLICANT—Max Wechsler, for Berkshire Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete, re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, for a stated term of years.

PREMISES AFFECTED—140-142 Columbia street, east side, 75 feet south of East Houston street (Block 335, Lots 53 and 54), Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony D. Viviani.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (647-47-BZ)

WHEREAS, this application under Section 7h of the zoning resolution, to permit in residence and retail use districts, the parking and storage of more than five (5) motor vehicles for a stated term of years, affecting premises 140 to 142 Columbia street, east side, 75 ft. south of East Houston street (Block 335, Lots 53 and 54) Borough of Manhattan, was granted by the Board September 23, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 23, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

606-31-BZ

APPLICANT—Lama and Proskauer, for Nathan A. Willis, owner.

SUBJECT—Application reopened, March 5, 1946—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, for a term of years (since expired by limitation, no work having been done), permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—138-52 to 138-60 Horace Harding boulevard and 61-02 to 61-10 Main street, southwest corner (Block 6387, Lot 40), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

1437-39-BZ

APPLICANT—Louis B. Siegel, for Max Schuman, owner.

SUBJECT—Application for consideration—reopening and restoration to calendar—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five motor vehicles, and the sale and display of used cars (previously granted by the Board for extension of gasoline service station, which was never built); reopened and withdrawn re parking and storage, etc.

PREMISES AFFECTED—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Louis B. Siegel.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

806-40-BZ

APPLICANT—Arthur H. Haaren, for Edlar Realty Corp., owner (Cogat Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening to consider revised plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business use district, the extension of a gasoline service station use, to include the parking and storage of more than five motor vehicles for a temporary term.

PREMISES AFFECTED—4566 Broadway and 2 Nagle avenue, northeast corner (Block 2172, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren.

ACTION OF BOARD—Request to reopen withdrawn pending the filing of revised plans on a new request.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

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301-48-BZ

APPLICANT—Lama and Proskauer, for Louise C. Friedland, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a building using more than the area permitted.

PREMISES AFFECTED—97-19 to 97-23A Queens boulevard and 97-04 to 97-12 64th avenue, southeast corner (Block 2091, Lot 11), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

306-27-BZ

APPLICANT—Lama and Proskauer, for North American Oil Corp., owner.

SUBJECT—Application for consideration—reopening and new arrangement re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the proposed reconstruction of a gasoline service station, auto laundry, grease pits (destroyed by vandalism) so as to be used for gasoline service station, lubritorium, auto laundry, minor repairs, office, sales of auto accessories and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—454-464 Fenimore street and 633-641 New York avenue, southeast corner (Block 4815, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

624-29-BZ

APPLICANT—Lama and Proskauer, for Mahland Corporation, Inc., owner (Empire Super Service, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed additional use of parking and storage of more than five cars on an existing gasoline service station, lubritorium and auto laundry (previously granted by the Board).

PREMISES AFFECTED—43-45 Empire boulevard, north side, from Washington avenue to Franklin avenue, 1059-1069 Washington avenue and 1032-1042 Franklin avenue (Block 1106, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

318-34-BZ

APPLICANT—L. C. James, for The New York and Harlem Railroad Co., owner (J. P. Carey's Sons, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-39 Vanderbilt avenue, east side, 398 ft. north of East 42nd street (Block 1280, part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald E. Dwyer and Stanton D. McMahon.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

258-35-BZ

APPLICANT—Lama and Proskauer, for Octagon Laundry, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit partly in a business use and partly in a residence use district, the extension of an existing wet wash laundry to provide uses of wet wash laundry, stock and bundle room store, boiler room, garage for more than five trucks (owners') and day parking of more than five owners' and employees cars.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

717-46-BZ

APPLICANT—Lama and Proskauer, for Rose Leibson and Harry Nudelman, owners.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed extension and reconstruction of an existing gasoline service station, lubritorium and auto laundry to include minor repairs, sales and accessories and office, and parking of cars waiting to be serviced.

PREMISES AFFECTED—104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of October 19, 1948).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 42

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Automobile Laundries.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, October 5, 1948. Affecting Calendar Numbers 510-47-BZ, 837-47-BZ, 868-47-BZ and 815-39-SM.

Minutes of Regular Meeting, Wednesday Morning October 13, 1948. Affecting Calendar Numbers 235-35-BZ, 489-38-BZ, 1000-40-BZ, 949-47-BZ, 30-48-BZ, 194-48-BZ, 477-48-BZ, 512-48-BZ, 630-48-BZ, 778-48-BZ, 980-27-BZ, 511-47-BZ, 300-48-BZ, 341-48-BZ, 272-19-A, 431-48-A, 848-48-A, 200-41-SM, 898-47-SM, 135-48-SA, 162-48-SM and 491-48-SM.

Minutes of Regular Meeting, Wednesday Afternoon, October 13, 1948. Affecting Calendar Numbers 812-48-A, 663-48-A, 870-39-A, 797-48-A, 851-48-A, 43-34-BZ, 806-40-BZ, 587-44-BZ, 709-47-BZ and 40-48-SM.

Resolution Affecting Calendar Number 1268-39-SM.

AUTOMOBILE LAUNDRIES.

Article II, Use Districts, of the Zoning Resolution is proposed to be amended by adding the following paragraph 52 to Section 4(a):—

(52) Automobile Laundries, including cleaning or washing of motor vehicles when conducted as the principal business of the establishment.

The above has been approved by the Planning Commission and has been certified to the Board of Estimate under date of September 30, 1948. Unless the Board of Estimate acts to modify or disapprove within thirty days, the amendment becomes effective.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 13, 1948.

Cal. No. Dept. Premises Affected

883-48-BZ—H.B.Bx.—3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx, N.B. 471-48.

884-48-SA—G.A.L. Type H.D. Elevator Hoistway Door Interlock, Appliance.

885-48-BZ—H.B.M.—518 East 119th street, south side, 248 ft. west of Pleasant avenue (Block 1815, Lot 42), Borough of Manhattan, Amendment Alt. 2387-47.

886-48-BZ—H.B.Q.—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street (Block 537, Lot 14), Arverne, Borough of Queens, Alt. 5-48.

887-48-A—H.B.Q.—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street), N.B. 2986-48.

888-48-A—F.D.—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan, 48154-LF and Decision.

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue), Alt. 2483-48.

890-48-BZ—H.B.Bx.—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx, Amendment Alt. 547-48.

891-48-A—H.B.Bx.—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (1st floor); (Block 3078, Lots 54, 56 and 59), Borough of The Bronx, Amendment Alt. 547-48.

892-48-A—H.B.Q.—43-02 Hunter street, northwest corner of 43rd avenue (Block 434, Lot 13), Long Island City, Borough of Queens, N.B. 3130-47.

893-48-A—H.B.B.—8805-8817 18th avenue, east side, 100 ft. 1½ in. north of Cropsey avenue and 200 Bay 19th street (2nd floor); (Block 6436, Lot 12), Borough of Brooklyn, Amendment Alt. 579-48.

Restored to Docket

40-48-SM—F. Schumacher & Co. Nylon Woven Fabrics (flame proofed fabrics), manufactured by F. Schumacher & Co., Material.

663-48-A—H.B.Q.—69-12 to 69-18 Rockaway Beach

boulevard, north side, 56 ft. east of 70th street (1st floor); (Block 534, Lot 61), Arverne, Borough of Queens, Alt. 1671-48.

709-47-BZ—H.B.B.—5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn, Alt. 1970-47.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
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Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 19, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 19, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to ex-

CALENDAR

isting motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

933-28-BZ—Application of Lama and Proskauer, applicants, on behalf of Landlieb Realty Corp., owner, reopened March 2, 1948, under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room; premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

198-48-A—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

201-48-BZ—Application, March 9, 1948, under section 7e of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Forsyth Monument Works, owner, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane; premises 170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

793-48-A—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

93-37-BZ—Application of Lama and Proskauer, applicants, on behalf of South Fifth Street Corp., owner, reopened June 2, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building, to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on unbuilt upon portion of the plot (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 261-277 South 5th street, north side, 60 ft. west of Marcy avenue, 148-150 Marcy avenue and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35, inclusive), Borough of Brooklyn.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the

roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

542-48-BZ—Application, June 9, 1948, under section 21 of the zoning resolution, of Jacob Bookshin, applicant, on behalf of 89 Hicks Street Corp., owner, to permit in a residence use, B area district, the erection and maintenance of a multiple dwelling "Class A", using more than the area permitted; premises 128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

650-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

831-48-BZ—Application, September 17, 1948, under section 7h of the zoning resolution, of Regan and Barrett, applicants, on behalf of Beatrice Goelet Manice, Robert G. Goelet, Francis Goelet and John Goelet (an infant), owners, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles; premises 1240-1254 Broadway, east side, from West 31st to West 32nd streets, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17 and 67), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 19, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 19, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

487-48-A—933 Courtlandt avenue, west side, 200 ft. north of East 162nd street (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx.

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764-48-A—32 West 28th street, south side, 137 ft. west of Broadway (3rd, 4th and 5th floors); (Block 829, Lot 62), Borough of Manhattan.

850-48-A—4040 3rd avenue, east side, 80 ft. 7 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 26, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65). Borough of Brooklyn.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy

from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

788-28-BZ—Application of Jacob Lubroth, applicant and owner, reopened September 28, 1948, for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles—Application, previously granted under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and, also a gasoline service station; premises 925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

CALENDAR

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened September 28, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy, for a period of five years, of existing storage garage (previously granted by the Board) to showroom, auto accessories, free storage, garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication on the first floor; and to motor vehicle repair shop, body repairs, incidental welding and painting, and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on 2nd floor (motor vehicle repair shop previously denied by the Board); premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

165-48-BZ—Application, March 2, 1948, under sections 7f and 7i of the zoning resolution, of George J. Rusciano, applicant, on behalf of Ricco Holding Corp., owner to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop; premises 1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacerenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

602-48-BZ—Application, June 29, 1948, under section 7e of the zoning resolution, of Irving P. Marks, applicant, on behalf of Andrew McCormack, owner, to permit in a residence use district, the use of an existing building as a six car garage; premises 8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

710-48-BZ—Application, July 21, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Cohen and Charles Karsch, applicants, on behalf of Gerosa-Paladino Holding Co., owner (John Blanch, lessee), to permit in a business use district, the erection and maintenance of an illuminated sign; premises 2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx.

817-48-BZ—Application, September 8, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rogers Motor Co., Inc., owner, to permit in a business and unrestricted use district, the change in occupancy from stable and milk distributing building, to auto showroom for new and used cars, storage garage for more than five motor vehicles, lubritorium, motor vehicle repair shop, welding, auto painting and parts department; premises 6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

818-48-A—6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

840-48-BZ—Application, September 17, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee), to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection; premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

847-48-BZ—Application, September 24, 1948, under section 7e of the zoning resolution, of Paul Friedman, applicant, on behalf of Arthur L. Funn, owner to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling; premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

732-48-A—112-20 Beach Channel drive, north side, 705 ft. east of Beach 116th street (Block 598, Lot 281), Rockaway Park, Borough of Queens.

539-48-SM—Triumph Hollow Metal Flush and Panel Type Fireproof Doors (¾, 1, 1½ and 3 hour rating).

804-48-SM—J. Alperin Company Steel Sash Putty.

805-48-SM—J. Alperin Company Elastic Glazing Compound.

806-48-SM—J. Alperin Company Aluminum Sash Putty.

326-48-SA—Central Station Signals, Inc., Waterflow Switch and Transmitter, Models PRS and PRT.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 26, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union

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Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

128-48-A—450 86th street, (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn (reopened September 14, 1948; previously granted on condition).

242-48-A—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

92-48-A—166-24 to 166-28 Jamaica avenue, south side, 100 ft. west of 168th street (basement); (Block 10156, Lot 9), Jamaica, Borough of Queens.

749-48-A—46-06 to 46-10 Queens boulevard, west side, 56 ft. south of Bliss street and 46-07 to 46-11 Bliss street (cellar); (Block 152, Lot 5), Woodside, Borough of Queens.

750-48-A—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

811-48-A—2132 1st avenue, east side, 50 ft. 11 in. south of East 110th street (5th, 6th and 7th floors); (Block 1703, Lot 49), Borough of Manhattan.

828-48-A—304-310 East 64th street, south side, 125 ft. east of 2nd avenue (3rd and 4th floors); (Block 1438, Lot 44), Borough of Manhattan.

878-48-A—69-16 to 69-18 49th avenue, south side, 100.06 ft. east of 69th street (Block 2435, Lots 14, 15, 17 and 18), Woodside, Borough of Queens.

644-48-A—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens (reopened September 21, 1948; previously withdrawn).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 3, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

235-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

272-19-A—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay-foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn. (reopened September 14, 1948).

197-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Rose A. Lane and Katherine M. Roche, owners, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling service station; premises 5101-5113 Kings Highway, northeast corner of Glenwood road (Block 7969-D, Lot 304), Borough of Brooklyn.

346-48-BZ—Application, April 9, 1948, under sections 7e and 7h of the zoning resolution, of Helmay Garage Corp., applicant and owner, to permit in a residence and business use district, the change in occupancy of five car garage to auto upholstering shop and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 452-460 West 167th street, south side, 119 ft. 3 $\frac{7}{8}$ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan.

422-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Lustig Brothers, Inc., owner, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to manufacturing of household furniture; premises 493-501 Leonard street, west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn.

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472-48-BZ—Application, May 20, 1948, under sections 7c and 21 of the zoning resolution, of Herman Kron, applicant, on behalf of Cleveland Associates Inc., owner, to permit in a residence use, D area district, the erection and maintenance of a business building (non-storage garage for not more than five motor trucks), using more than the permitted area and without the required rear yard; premises 738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

700-48-BZ—Application, June 30, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazso Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

600-48-BZ—Application, June 21, 1948, under sections 7c and 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Argent Amusement Corp., Inc., owner, to permit in a residence, business and unrestricted use, B area district, the erection of a building (stores and bowling alleys), using more than the area permitted; premises 32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens.

471-48-SM—Imperial Ash Receptacle for Theatres.

593-48-SM—Petrometer Liquid Depth Indicator.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

759-48-A—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx.

876-48-A—209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street (Block 6271, Lot 21), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Corporal Kennedy street).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

851-48-A—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

949-47-BZ—Application, October 3, 1947, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of October 5, 1948.)

510-47-BZ

APPLICANT—Lama and Proskauer, for Jerome D. Dawson, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of professional offices and practitioners not residing on the premises (previously denied by the Board re erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1604-1610 Ocean parkway and 519-529 Avenue P, northwest corner (Block 6612, Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

837-47-BZ

APPLICANT—Lama and Proskauer, for A. George Redgate, owner.

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change of occupancy from five 2-car garages and store to three 2-car garages, machine shop, motor tune-up, carburetor and ignition work, lubritorium and auto laundry and repairs.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

868-47-BZ

APPLICANT—William J. Burke, for Koeppel Nash, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of building and use—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use, C area district, the proposed extension to an auto servicing and repairs of new and used cars parts department, wheel alignment, brake testing, auto laundry using more than the permitted area.

PREMISES AFFECTED—153-26 Hillside avenue, south side, 225 ft. east of 153rd street and 153-23 to 153-29 88th avenue (Block 9763, Lots 23, 25, 47, 48 and 49), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIAL SUBMITTED FOR APPROVAL.

815-39-SM

APPLICANT—Newark Plaster Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Old Newark Water Repellent Gypsum Sheathing, approval of, (previously withdrawn).

APPEARANCES—

For Applicant: Frederick Tomkins, Jr. and M. G. Quayle.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY MORNING, OCTOBER 13, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 5, 1948, were approved as printed in the Bulletin of October 12, 1948, Vol. 33, No. 41.

ZONING APPLICATIONS

235-35-BZ

APPLICANT—Lama and Proskauer, for Jacob Levy, owner.

SUBJECT—Application reopened January 20, 1948—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles.

PREMISES AFFECTED—158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Michael G. Sullivan, John Fisher, Edward Eck, Angelina Gangemi, Jeanette M. Darwell, Joseph Gansemi and Lucretia Y. Murphy.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for inspection by a committee of the Board and for further consideration.

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application reopened September 21, 1948—re

MINUTES

Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Edward Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for applicant to file revised plans.

1000-40-BZ

APPLICANT—Booth, Lipton and Lipton, for Eckert Realty Corp., owner.

SUBJECT—Application reopened and restored to calendar April 20, 1948—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board).

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert V. Testa.

For Opposition: None.

ACTION OF BOARD—Application taken off calendar; referred to Engineer of the Board. Applicant failed to mail notices to affected property owners.

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for applicant to file revised plans.

30-48-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for further consideration.

194-48-BZ

APPLICANT—George P. Lane, for Wessam Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane.

For Opposition: Paul B. Mann.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m. at request of objector; no further adjournment.

477-48-BZ

APPLICANT—Lama and Proskauer, for Elias G. Arab, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Gabriel Arab.

For Opposition: None.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. at request of representative for objectors.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and J. P. Smyth, Jr.

For Opposition: None.

For Administration: Edward Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for further consideration after applicant has filed revised plans.

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling-Ferrenz and Taylor, for Literary Society of St. Vincent Ferrer, owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.

PREMISES AFFECTED—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Elliott L. Chisling.

For Opposition: None.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. at request of the Board, for objectors to be present; applicant to notify objectors of adjournment.

778-48-BZ

APPLICANT—Julian Roth, for Samuel Rudin and Jacob R. Schiff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width.

PREMISES AFFECTED—360-374 Avenue of The Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: R. B. Claytor and E. B. Smith.

For Administration: William N. Purdy, Board of Transportation.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a.m., for further consideration to permit adjoining owner to be present at hearing.

980-27-BZ

APPLICANT—Lama and Proskauer, for Harry Mishkin, and Annie Kirsch, owners.

SUBJECT—Application reopened December 2, 1947—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop (previously denied for gasoline service station under section 21 of the zoning resolution).

PREMISES AFFECTED—58-01 to 58-07 Cooper avenue and 79-23 to 79-29 Cypress avenue, northeast corner (Block 3571, Lot 1), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Annie Kirsch and Robert D. Kirsch.

For Opposition: Henry W. Schober.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (980-27-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens, was denied by the Board on March 20, 1928; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 58-01 to 58-07 Cooper avenue and 79-23 to 79-29 Cypress avenue, northeast corner (Block 3571, Lot 1), Ridgewood, Borough of Queens; and

WHEREAS, this case was reopened by vote of the Board on December 2, 1947, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 13, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Cypress avenue, Cooper avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 21, 1947, re N.B. Applic. 3444-47, reads:

"1. The erection of gasoline service station, lubritorium, auto laundry and repair shop within a business district is contrary to Article 2, section 4 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 77.25 ft. front by 108.81 ft. in depth, irregular, on which is located a 2-story frame building with three 1-story frame sheds attached to the rear, used as store and sales on the 1st floor and for storage of second-hand articles on the second floor; that it is proposed to demolish the existing frame buildings and erect a building 66 ft. front by 32 ft. in depth, one story 13 ft. 6 in. in height, of Class 3 construction, to be used in conjunction with proposed gasoline service station as an office, lubritorium, auto laundry and for motor vehicle repairs; that it is also proposed to install six 550 gallon gasoline tanks and eight dispensing pumps; and

WHEREAS, the applicant contends that there are numerous nonconforming uses in the immediate area, such as on Block 3731, Lots 129 and 130 is a wood yard; Block 3731, Lots 132 and 133 is used as a gasoline station and sale of used cars; Block 3731, Lot 1 is a 1-story brick garage; Block 3725, Lot 1 is a cemetery; Block 3728, Lots 35, 36, 38, 39, 41 and 42 are used as used car lots; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

511-47-BZ

APPLICANT—Lama and Proskauer, for Huna Brin, owner.

SUBJECT—Application reopened April 27, 1948—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted (previously granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—194-200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John T. Rizzuto.

For Opposition: J. Strum, A. Egan, John Zielinski, Catherine Michelski, Viola Jackman and E. Tamborski.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee..... 3
Negative: Chairman Murdock..... 1

THE RESOLUTION (511-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, the change of occupancy from sale and display of used cars to the parking and storage of more than five (5) motor vehicles, affecting premises 194 to 200 Franklin street and 65-73 India street, northeast corner (Block 2532, Lots 1, 2, 3 and 4), Borough of Brooklyn, was granted by the Board on October 28, 1947, on certain conditions; and

WHEREAS, the time in which to complete the work was extended on February 3, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7f and 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted; and

WHEREAS, this case was reopened by vote of the Board on April 27, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948 at 2 P.M. after due notice by publication in the Bulletin, and laid over to October 5, 1948, then to October 13, 1948, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Franklin street is in business and unrestricted use A and C area, class 2 height districts; India street is in residence and business use A and C area, class 1½ and 2 height districts; the site is in a business use C area class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1948 on N.B. Applic. 131-48 reads:

"1. Garage for more than five motor vehicles in a Business Use District, is contrary to Art. II, Sec. 4 (a) subdiv. 15 of the Zoning Res.

Note: These premises were the subject of a conditional variation by the Board of Standards and Appeals under Cal. 511-47-BZ.

2. Area of building is in excess of that permitted under Section 13, Par. (b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 95 ft. in depth, presently vacant and used as a parking and storage lot for more than five (5) motor vehicles; that it is proposed to erect a building using the entire plot, one story, 14 ft. in height, of class 3 construction, to be used as a garage for more than five motor vehicles; and

WHEREAS, the applicant contends that due to the present depth of the adjoining buildings to the east and the north and the extreme necessity of garage space in this area and in the City and the high cost of this site, it is proposed to occupy 100% of the area of the plot; that Franklin street is a main auto highway for trucks and pleasure vehicles and there are non-conforming uses in the affected area such as the gasoline service station, block 2521, lot 21 and the garage in block 2539, lot 1; that the west side of Franklin street for many blocks and directly across the street from the site is an unrestricted zone, the east side of Franklin street starting one block away, at Huron street and running north is in an unrestricted zone; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7f for a term of ten (10) years, to permit the premises to be occupied as proposed, on condition that the garage building

shall not exceed one story in height, as proposed and as indicated on plans filed with this application, marked "Received March 16, 1948" (4 sheets), on condition that the building shall comply in all other respects as to area and all other laws, rules and regulations applicable thereto; that no windows shall be constructed in the side lot line walls; that no repairing shall be carried on on the premises; that any gasoline equipment installed shall be within the building, solely for the servicing of motor vehicles stored therein and not for sale to passing motor vehicles; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that this variance shall supersede the variance granted by the Board on October 28, 1947, permitting the plot to be occupied for the parking and storage of more than five cars for a term expiring October 28, 1948; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

300-48-BZ

APPLICANT—Lama and Proskauer, for Mario Pulese, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four car concrete block garage.

PREMISES AFFECTED—8501-8507 Flatlands avenue and 765-775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Michael Pulese, Thomas Pulese and Mario Pulese.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
Affirmative: Commissioners Blum and Kleinert
and Deputy Chief Guinee 3
Negative: Chairman Murdock..... 1

THE RESOLUTION (300-48-BZ)

WHEREAS, Lama and Proskauer for Mario Pulese, owner, filed March 16, 1948, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop on the same lot as existing one family frame dwelling and four-car concrete block garage, affecting premises 8501 to 8507 Flatlands avenue and 765 to 775 East 85th street, northeast corner (Block 8006, Lots 7 and 9), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 13, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 85th street is in residence and business use, D and C area and Class 1½ height districts; Flatlands avenue is in residence and business use, D and C area and Class 1 and 1½ height districts, and the site is in a business use, D area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1948, re Alt. Applic. 237-48, reads:

"1. The construction of a gas service station, lubritorium, auto laundry and minor repair shop on this lot with the existing one family dwelling and 4-car garage in a business use district is contrary to the zoning resolution, Art. II, Sect. 4(a) (29) and (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. 5½ in. front by 100 ft. in depth, on which is located a 1½ story, frame dwelling and a four-car garage (concrete block) on the easterly portion of the plot; that it is proposed to maintain the present dwelling and 4-car garage and erect a gasoline service station at the corner

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consisting of three 550 gallon gasoline storage tanks and three approved dispensing pumps; that it is proposed to erect an accessory building 37 ft. front by 37 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to contain office, lubritorium, auto laundry and repairs to motor vehicles; and

WHEREAS, the applicant contends that Flatlands avenue is a main auto highway leading across Brooklyn and a gasoline service station will be in keeping on Flatlands avenue; that the modern proposed building will do much towards improving the appearance of this section; that there is a non-conforming use in Block 8005, Lot 6 consisting of a gasoline service station and this additional station is a required service for the community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7f and 7i of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i thereof for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received March 16, 1948" (4 sheets), *on condition* that the portion of the plot proposed for the gasoline service station shall be leveled to the grade of Flatlands avenue; that the accessory building shall comply with the requirements of the Building Code therefor and shall be arranged as proposed; that any pumps erected shall be not nearer than 10 feet to the street building line; that the balance of the plot where not occupied by the gasoline station and existing four-car garage shall be paved with concrete or tarvia; that there shall be erected within the building line near the intersection a block of concrete, which may be segmental in shape, extending for a distance of approximately 5 feet from the intersection along either street and not less than 12 inches in height; that the building on the premises shall be continued for residential use only and that the garage in the rear shall not be occupied in connection with the gasoline station and shall be separated from the proposed accessory building by a masonry wall; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of the Zoning Resolution as to the area; that no window shall be erected on the rear wall of the accessory building; that the number of gasoline storage tanks shall be restricted to three as proposed; that signs shall be restricted to the requirements of the zoning resolution and limited to a permanent sign on the accessory building's facade below the parapet line and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting within the building line at the intersection a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting it to extend beyond the building line for a distance of not more than four feet; that curb cuts shall be restricted to the existing 11 ft. curb cut and a new 20 ft. curb cut as shown to Flatlands avenue and one curb cut to 85th street to be installed when the curbs are constructed; that sidewalks shall be reconstructed to the satisfaction of the borough president and curbs shall be constructed as he may require both along Flatlands avenue and 85th street for the frontage of the premises; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that minor repairs shall be by hand tools only; that any equipment requiring a pit or lift for work or lubrication when installed shall be either of the hydraulic type or if a pit is installed it shall be ventilated through the roof by a vent duct connected to an exhaust fan at the bottom of the pit; that suitable fencing or walls shall be erected on the interior lot lines to the east between the accessory garage and the present building; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

341-48-BZ

APPLICANT—Lama and Proskauer, for Pasquale Mastridge, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (office).

PREMISES AFFECTED—198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Francis Mastridge and Pasquale Mastridge.

For Opposition: Laura Kearney, Vera Dillingham and Winnie Taylor.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-48-BZ)

WHEREAS, Lama and Proskauer for Pasquale Mastridge, owner, filed April 13, 1948 an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (office), affecting premises 198-20 Hillside avenue and 88-02 to 88-10 199th street, southwest corner (Block 10493, Lot 62,) Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 13, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue, 199th street and the site are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated March 30, 1948 on N.B. Applic. 1453-48 reads:

"1. Proposed building for use as offices to be erected in a residence use district is contrary to Art. 2, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 101.93 ft. in depth, irregular, on which is located a one story frame office building 7.5 ft. by 19 ft. and a billboard; that it is proposed to remove the existing billboard and frame building and erect a building 20 ft. by 20 ft., one story, 11 ft. in height, of class 3 construction, to be used as a real estate office; and

WHEREAS, the applicant contends that the present frame office building was previously located across the street on the southeast corner of Hillside avenue and 199th street and occupied and used by the same owner for many years; that in order to stay in business he must locate at this location; that block 10493, lot 49 is developed with a frame building used as a beauty salon; block 10472, lot 7 is developed with a frame building used as a bar and grill, which two uses are non-conforming and are within the affected area; that the proposed building being modern in design and suitably landscaped will in no way affect the community, will be a real service and will be entirely in accord with the future development of Hillside avenue; and

WHEREAS, the zoning was changed from business to residence, effective January 21, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof

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for a term of ten (10) years, to permit the use of the front portion of the premises as proposed and as indicated on plans filed with this application, marked "Received April 13, 1948" (3 sheets), *on condition* that all buildings and signs shall be removed from the premises; that the building as proposed shall be substantially of the design as indicated and shall be set back from Hillside avenue and from 199th street in line with the fronts of existing residential buildings on lots 47, 49 and 66; that the portion of this plot to be occupied shall not exceed a frontage of 60 feet and a depth of 50 feet; that no cellar shall be erected under the building; that if it is desired to install a heating system within the building, the first floor may be increased to 25 ft. in depth; that the balance of the front portion of the premises shall be landscaped and maintained in neat landscaping condition, including the installation of the shrubbery hedge as proposed along the street building lines and at the rear and west side; that the use of this building shall be restricted to the use as proposed, as a real estate office and for no other use on the premises; that no sign shall be erected, except on the building, complying with the requirements for signs in a residential district, except that there may be an unilluminated sign as proposed along the facade on Hillside avenue and 199th street, provided such sign does not exceed the width of the building and for a depth of not over 4 feet.

APPEALS FROM ADMINISTRATIVE DECISIONS

272-19-A

APPLICANT—Louis A. Kiesewetter, for The Texas Co., owner.

SUBJECT—Application reopened September 14, 1948—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay-foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for further consideration after Board obtains plans from Fire Dept. to compare with the plans approved by the Board in 1931.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. J. McDonald, L. F. Anderson and J. J. Flaherty.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection by a committee of the Board and for further consideration.

848-48-A

APPLICANT—Charles M. Spindler, for City of New York Board of Transportation, owner (Third Avenue Transit Corporation, lessee).

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1150 East 177th street, south side, 581.31 ft. west of Bronx River avenue (Block 3904, Lot 34), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus and Charles E. Eshelman.

For Administration: Vincent Matteis, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (848-48-A)

WHEREAS, Charles M. Spindler for Board of Transportation of the City of New York, owner (Third Avenue Transit Corporation, lessee) filed September 24, 1948 an appeal from a decision of the fire commissioner, affecting premises 1150 East 177th street, south side, 581.31 ft. west of Bronx River avenue (Block 3904, Lot 34), Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner dated September 21, 1948 (Folder 5500.33) reads:

"Letter transmitted in behalf of the Third Avenue Transit Corporation relative to proposed use of two 1080 gallon tanks to store Diesel oil for the fueling of buses, have been duly considered.

"Proposed use is contrary to the requirements regulating the storage of Diesel oil, as filed with the City Clerk on October 19, 1939. Said storage should be installed in accordance with the provisions of Sect. C19-69.0 of the Administrative Code."

and

WHEREAS, the applicant states that the premises consist of a plot 103.93 ft. by 270.23 ft. irregular in area, located in a business and unrestricted use A area class $\frac{3}{4}$ height district, proposed to be used and occupied for the fueling of buses—two persons; that at the rear of the plot there exists a one story frame building 18 ft. in height, 100 ft. by 42 ft. in area, now vacant; and

WHEREAS, the applicant contends that permission is requested to use two 1080 gallon tanks for the storage of diesel oil for the fueling of buses for a temporary period of one year; that the premises adjoins the Bronx Coliseum which is used as a repair shop for the buses of the Third Avenue Transit Corporation; that the two 1080 gallon buried tanks in question were installed by the U. S. Army during the war without plans or permits; that it is proposed to use these two tanks for the storage of diesel oil for fueling the buses of the Tremont avenue and Southern boulevard bus lines; that the fire commissioner requires tanks for diesel oil motor fuel to comply with the requirements for gasoline tanks which would limit the tank capacity to 550 gallons and would require concrete around the tanks; that the fire commissioner's ruling was based on the fact that many large tanks installed for diesel oil were found to have been converted to gasoline use without permission; that since only buses with diesel engines will be fueled, no such condition can occur here; that the diesel oil will have a flashpoint of 125 deg. F.; that the tanks in question could be used if they were connected to oil burners or diesel engines and that the 1080 gallon capacity of each of the two tanks will contain but one day's supply; that plans are in preparation for the construction of a permanent service station for the use of buses on the plot to the east at which time permanent diesel oil tanks will be installed; that construction work will start next spring at which time the tanks in question will be converted to crank-case waste oil tanks; that it is therefore requested that the Board grant temporary permission for use of the two tanks in question for a temporary period of one year.

Resolved, that the decision of the fire commissioner, dated September 21, 1948, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the two existing 1080 gallon tanks as proposed for the storage of Diesel oil for fueling buses as proposed for a temporary period of one (1) year, *on condition* that all filling of buses from such tanks shall take place outside of

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the former coliseum building; that in all other respects the installation shall comply with all laws, rules and regulations applicable thereto, as proposed and as indicated on plans filed with this appeal marked "Received September 24, 1948," 2 sheets.

MATERIALS AND APPLIANCE SUBMITTED FOR APPROVAL

200-41-SM

APPLICANT—George E. Strehan, for Pyroneel Company, Incorporated, owner.

SUBJECT—Pyroneel One Hour Incinerator Hopper Door No. S-115-S, approval of.

APPEARANCES—

For Applicant: J. C. Rochester.

ACTION OF BOARD—Application removed from calendar.

WHEREAS, a report was presented at this hearing with the Committee on Tests recommending approval; and

WHEREAS, the Board is advised by letter dated October 11, 1948, and by personal appearance of Mr. Junius C. Rochester, that the Pyroneel Company, Inc., has been dissolved and is no longer in business and that the design of the door is now the personal property of Mr. Junius C. Rochester, who does not plan to manufacture the door. In view of this statement the matter was taken off the calendar awaiting information from Mr. Rochester that he is prepared and has the facilities with which to manufacture the door in accordance with this report.

898-47-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—U. S. Gypsum Co., 2 inch Solid Laminated Sheetrock Partition, approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (898-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

August 5, 1948

Re: Cal. 898-47-SM

Subject: United States Gypsum Company's 2" Solid Laminated Sheetrock Partition, approval of.

The United States Gypsum Company filed an application on October 28, 1947, with the Board of Standards and Appeals, for the approval of their 2" Solid Laminated Sheetrock Partition under the provisions of C26-178.0.b for use as an incombustible one hour fire resistive non-load bearing partition in all classes of construction under C26-688.0, C26-636.0, C26-637, C26-638.0(3), C26-639, C26-640, C26-239.0, C26-240.0, C26-241.0, C26-244.0 of the Administrative Code, and Article 1, Section 10; Article 3, Title 2, Sections 52 and 60; Article 5, Title 1, Section 149; Article 6, Title 1, Section 172a; and Article 7, Title 2, Sections 238 and 242 of the Multiple Dwelling Law.

Description

The construction consists of the following materials, the detailed description of each of which is on file, and the methods of erection as shown in drawings 1 to 4 inclusive, filed with this application.

The United States Gypsum Company's 2" solid laminated sheetrock partition consists of two 1" thick factory laminated sheetrock members assembled on the job back to back into a partition 2" overall in thickness. Each 1" thick laminated sheetrock panel consists of two equal sized layers of 1/2" sheetrock, a gypsum core wall-board, up to 4 ft. wide and up to 12 ft. high, cemented together at the factory with the vertical or long edges of each layer offset 1/2" so as to form a stepped or shiplap edge. When two 1" panels are assembled back to back on the job they form a groove on the advancing vertical edge and a tongue on the opposite vertical edge, as shown in cut 1. "U" shaped metal joint clips are driven into these grooves on 24" centers vertically, so as to bind the two 1" panels together into a partition 2" overall in thickness, and the longer or projecting tongue edge of pairs of successive 1" laminated sheetrock panels are then consecutively inserted in the groove as indicated in the drawing No. 1.

Two 1" laminated sheetrock panels may be erected back to back and clamped together by the "U" joint clips at the vertical edges, without adhesive, or U.S.G. sheetrock laminating adhesive may be applied continuously between them to cause them to be continuously adhered to each other back to back.

The joints between panels may be square butt joints, or bevel butt joints, smoothed up with Perf-a-Tape joint cement if desired, or may be concealed joints covered with Perf-a-Tape embedded and smoothed over with Perf-a-Tape joint cement to give a smooth unbroken surface.

Sheetrock in various thicknesses as used in the laminated panels has been approved under Cal. No. 486-39-SM which includes various edges of the board and the Perf-a-Tape joint treatment and Perf-a-Tape cement which may or may not be used.

The partition assembly of 1" laminated sheetrock panels is secured at the top by lateral bearing against a 20 gauge metal ceiling runner attached to the bottom of the floor beam or ceiling construction. Fastening at the bottom is provided by the use of similar runners, or by inserting the panels in "U" shaped clips fastened to the floor to which is secured the U.S.G. metal base system, as shown in drawing No. 1.

Where a metal floor or ceiling runner is clamped between two 1" laminated panels the panels are further secured to it by sheet metal screws screwed through the panels into the metal runner.

Sheet metal plates are clamped between 1" sheetrock panels where necessary and kitchen cabinets or other equipment is secured by sheet metal screws to these load distributing plates.

Tests

Inspection and tests of this partition and related framing construction was made at Apt. 3D and 3E of Building 17 of Stuyvesant Town, of the Metropolitan Life Insurance Company of New York City on July 28, 1948.

Present were Commissioners Charles M. Blum and Edwin W. Kleinert, and Chief Engineer Leslie V. Huber of the Committee on Test, and John A. Robertson, Assistant Manager of Research, and William W. Bainbridge, representing the applicant.

For testing the structural strength a 60 lb. sandbag was hung by a rope from the ceiling so as to swing freely and strike the partition at the mid-point of the vertical height. The partition was struck successively starting with an arc, the chord of which was 24", and increasing it until the bag was horizontal at the ceiling and swinging through an arc of 90 deg. representing a 240 ft. pound blow. The permanent set of the partition, as a result of the successive blows, was recorded by a dial deflection gauge calibrated in .001 of an inch. The maximum temporary displacement under the impact was also recorded.

The first section of partition tested was the corner of

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the bedroom 3 ft. - 6 in. wide by 8 ft. - 3 in. high between a steel door buck and the intersection of another long partition between the bedroom and the living room. The record of the test is as follows:

Swing from Vertical Wall	Permanent Set Center Dial	Maximum Displacement at Impact
24 inches	0 inches	0 inches
30 "	0 "	0 "
36 "	0 "	.02 "
42 "	0 "	.02 "
48 "	slight set	.02 "
Ceiling	" "	.02 "

Observation—There was no separation or cracking of the two partitions at the junction forming the corner or at the door buck. On the final blow a hair line crack approximately 10" long appeared on the back side of the partition at the Perf-a-Taped joint, which was the point of impact.

The second section of partition tested was the long partition between the living room and the same bedroom and measured 14 ft. 10 in. by 8 ft. 3 in. high. The sandbag was erected midway of the partition, and arranged to strike at the mid-point of the vertical height. The record of the test is as follows:

Swing from Vertical Wall	Permanent Set Center Dial	Maximum Temporary Displacement at Impact
24 in.	.0 in.	
30 "	.015 "	
36 "	.01 "	1/4 in.
42 "	.01 "	3/8 "
48 "	.01 "	3/4 "
Ceiling	.02 "	3/4 "
"	.025 "	3/4 "

Observation—There was no effect on the partition or any of the joints.

A standard one hour fire resistance fire and hose stream test was conducted at the Underwriters Laboratories of the National Board of Fire Underwriters in Chicago, Retardent Number 2949, the report of which is in the file and is a part of this record.

Four test panels, 10 ft. 2 in. wide by 10 ft. 1 in. high, made of 1 in. thick laminated sheetrock panels were assembled back to back with "U" joint clips. In one of these the Perf-a-Tape joint cement was applied only to the exterior surface of the joint between panels to smooth it up after the laminated panels were assembled. (Sample No. 1) in the second panel (Sample No. 2) U.S.G. Perf-a-Tape cement was applied continuously over the entire back surface of the 1" laminated panels, also in the joints, and the joints between panels were finished flush with U.S.G. Perf-a-Tape embedded in Perf-a-Tape joint cement over the joints. In the third and fourth panel (samples Nos. 3 and 4), the tongue and groove joints were cemented with Perf-a-Tape cement and the vertical joints touched up with Perf-a-Tape cement after assembly.

Panels were assembled under the inspection of the Underwriters Laboratories and panels sample 1 to 3 inclusive were subjected to the standard one hour fire resistance test for non-load bearing partitions. Failures uniformly occurred in excess of 60 minutes, the periods ranging from 60 minutes, 40 seconds to 80 minutes. The fourth panel was tested by fire and hose stream in accordance with ASTM C19-41T as provided by Section C26-609 of the Administrative Code. No change was noted on the unexposed side and no water penetrated. Based on these tests, the partition construction was given a one hour fire resistive non-load bearing rating by the Underwriters Laboratory.

The compound used for cementing two 1 in. laminated sheetrock panels back to back (if such cementing procedure is followed) to form a 2 in. overall partition; the compound used to smooth up exposed, beveled, or

accentuated joints; and the compound used to embed and smooth over the Perf-a-Tape of the Perf-a-Tape joint system is composed approximately as follows:

Mineral fillers selected for minimum shrinkage, satisfactory application properties and maximum crack resistance and

strength 86% by weight
casein glue binder 14% by weight

For reinforcing concealed surface joints, if open joints are not desired, the Perf-a-Tape joint system, previously approved under Cal. 486-39-SM is used. The tape shall have a minimum strength of 50 lbs. per gross inch when tested across the grain in a Scott paper testing machine at 70 deg. F. and 65% relative humidity. Both edges of the tape on both sides shall be beveled to a feather edge.

Recommendations

On the basis of the foregoing data the committee on test recommends the approval, as provided in C26-191.0.a, of the United States Gypsum Company's 2 in. solid laminated sheetrock partition, as a one hour fire resistive non load bearing partition meeting the requirements for fireproof partitions as provided in C26-636.0.c for use in all classes of construction where a one hour fire resistive rating or less is required for non load bearing partitions and enclosures, provided the factory fabrication of panels, the method of assembly and erection shall be as described in the report and illustrated in drawings 1 to 4 inclusive and height does not exceed 10 ft. 1 in. and provided that each panel be marked, tagged or labelled as follows: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 898-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

135-48-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Erie Gasoline Pumps, Models 129-2 and 229-2 (reopened June 29, 1948 re amendment of resolution to include additional models 129-12 and 229-12), approval of.

APPEARANCES—

For Applicant: Frank Carney.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (135-48-SA)

WHEREAS, the Erie Meter Systems, Inc., owner, filed on August 27, 1947, an application with the Board of Standards and Appeals for approval of the appliance known as the Erie Gasoline Pumps, Model 129-2 and 229-2, under the provisions of C19-69.c, Administrative Code; and

WHEREAS, this appliance was approved by the Board on May 4, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, this case was reopened by vote of the Board on June 29, 1948; and

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

September 22, 1948

Re: Cal. 135-48-SA.

Subject: Amendment to resolution adopted May 4, 1948 to include additional models 129-12 and 229-12.

The Board of Standards and Appeals on May 4, 1948 approved the Erie Gasoline Pumps models 129-2 and 229-2. This application was reopened June 29, 1948 for consideration of amendment of the resolution to include models 129-12 and 229-12.

Description

These models are identical with models 129-2 and 229-2 except that the mechanism within the chassis has been raised $1\frac{3}{4}$ inches above the bottom to allow more working space particularly at the suction stub and motor connection junction box.

Inspection and Test

These models were inspected and tested on July 28, 1948 at 7 Rockefeller Plaza and found not to vary essentially from the models approved.

Recommendation

On the basis of this inspection and test and the data furnished by the application the Committee on Test recommends that the resolution of May 4, 1948 be amended to include approval of models 129-12 and 229-12.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1948, as to additional models in accordance with the above report.

162-48-SM

APPLICANT—Modern Art Stone Corp., owner.

SUBJECT—Modern Art Cinder Blocks, approval of.

APPEARANCES—

For Applicant: Harry Hirshenson.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (162-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 9, 1948

Re: Cal. 162-48-SM.

Subject: Modern Art Cinder Blocks, Approval of.

Modern Art Stone Corp., owner, filed March 1, 1948, an application with the Board of Standards and Appeals for approval of the Modern Art Cinder Blocks (loadbearing) under the provisions of C26-178.0.b and C26-309.0, Administrative Building Code.

Description

The blocks are made in two sizes 4" x 8" x 18" and 8" x 8" x 18" partition and wall blocks and are composed of 1 part by volume of cement to 8 parts by volume of cinder and six gallons of water. The ingredients are mixed in a Gravelly mixer and blocks made in a Gravelly vibrator. The total time of a mix

is 7 minutes. Cinder and $\frac{1}{2}$ the water, 1 minute; cement and $\frac{1}{2}$ water, 6 minutes. The percentage of voids is approximately 33%. After the blocks are removed from the vibrator, they are placed in steam kilns of which there are four. After blocks are placed in the kilns, a period of one hour is allowed for initial set with doors closed. Live steam is then introduced for six hours; the live steam is then cut off and dry heat introduced to complete the curing, a minimum of 12 hours of curing at low pressure is given each block.

Inspection and Test

The plant of the applicant at 1426 Randall avenue, The Bronx, was inspected by the Committee on Test on May 3, 1948, and blocks identified. Present were Chief Engineer L. V. Huber and J. Darts of the Committee on Test, and H. Hirschenson representing the applicant. On July 28, 1948, compression and absorption tests were made on the identified blocks by Columbia University Department of Engineering Research Laboratories, in accordance with the requirement of C26-309.0, Administrative Building Code. The methods of test were those prescribed by C26-326.0 of the Code. The results were as follows:

4"x8"x18" 3 cell hollow cinder blocks 66+ sq. in. average compression load 5 specimens - 1039 p.s.i. absorption 17%,

8"x8"x18" 3-cell hollow cinder blocks 137+ sq. in. average compression load 5 specimens - 980 p.s.i. absorption 15.7%.

Recommendation

On the basis of the foregoing data the Committee on Test recommends the approval of the Modern Art Stone Co. Cinder Blocks hollow load bearing, 8"x8"x18" and 4"x8"x18" (as manufactured as herein set forth at the applicant's plant), pursuant to Section C26-191.0 for use in load bearing and nonload bearing masonry, as provided in Sub. Article 4 of Art. 9 of Chapter 26, Administrative Building Code. The approval is recommended on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a Laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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491-48-SM

APPLICANT—Vent-O-Matic Incinerator Corporation, owner.

SUBJECT—Vent-O-Matic type H-10 Incinerator Hopper Door, approval of.

APPEARANCES—

For Applicant: Robert G. Gregg.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (491-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 16, 1948

Re: Cal. 491-48-SM

Subject: Vent-O-Matic Type H-10 Incinerator Hopper Door, approval of

The Vent-O-Matic Incinerator Corporation of New York filed May 25, 1948, an application with the Board of Standards and Appeals for approval of the Vent-O-Matic Type H-10 Incinerator Hopper Door under the provisions of C26-178.0.b and C26-701.0.b, 3 and 4, Administrative Building Code.

Description

The Vent-O-Matic Type H-10 Incinerator Hopper Door consists of two main assemblies. The wall frame assembly and the Hopper Frame and door. The wall frame assembly consists of a top, bottom and two sides. The top and bottom are made of 3/16 in. thick cast iron plates equipped with anchor lugs to secure into the masonry. The sides are of #14 gauge steel and are bolted to the top and bottom plates with 5/16" machine bolts. The sides are provided with an angle band to provide anchorage to the masonry. The entire wall frame is 8 3/4" deep and provides an opening 12 1/2" wide by 15" high.

The Hopper Frame and Door assembly consists of a cast iron hopper frame and door to which a chute is attached. The hopper frame is made of 3/16" thick cast iron and entirely covers the wall frame. Into this frame the door is set, hinged on 1/4" hinge pins. The door is made of 3/16" thick cast iron to which is attached a #18 gauge steel hopper chute. The door is counter-balanced through the use of a cast iron counter balancing weight which is part of the hopper door.

Insulation is provided for by the use of 1/2" asbestos mill board placed between the hopper chute and the hopper door. An additional 1/16" air space is provided between the mill board and the hopper door.

The overall dimensions are 13 1/2" wide by 16 1/4" high.

Inspection and Test

Vent-O-Matic Type H-10 Incinerator Hopper Door was inspected and tested at the Protexol Testing Laboratory, Kenilworth, N. J. Present at the test were Commissioner C. M. Blum and Mr. J. A. Darts, Engineering Division of Committee on Test; Mr. R. G. Gregg represented the applicant and R. C. Bastress, C. E. Hartman and M. J. Decker of the Laboratory.

The purpose of the test was to determine the fire-resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Vent-O-Matic Type H-10 Incinerator Hopper Door under the provisions of C26-191.0 and C26-701.0.b, 3 and 4 provided other requirements of this section and its subdivisions are complied with and provided the Hopper Door Type H-10 bears a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 491-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 12:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY AFTERNOON, OCTOBER 13, 1948,
2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

812-48-A

APPLICANT—Lena and Michael Della Fera, owners.

SUBJECT—Appeal from a decision of the borough superintendent re Revocation of Permit 5030-48 issued on Alt. 1814-47.

PREMISES AFFECTED—43-67 149th street, northeast corner of 45th avenue (Block 5410, Lot 78), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Lena Della Fera and Raymond Tose.

ACTION OF BOARD—Appeal denied.

Affirmative 0

Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (812-48-A)

WHEREAS, Lena and Michael Della Fera, owners, filed September 1, 1948, an appeal from a decision of the borough superintendent, affecting premises 43-67 149th street, northeast corner of 45th avenue (Block 5410, Lot 78), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 19, 1948, re Revocation of Alt. 1814-1947 reads:

"This Department's approval of the subject application and Permit to Build 5030-1948 are hereby revoked as the proposed construction does not comply with the requirements of the Zoning Resolution of the City of New York. You are to stop all work immediately.

"This decision may be appealed to the Board of Standards and Appeals of the City of New York."

and

WHEREAS, the applicant states the building is 3 stories, 33 ft. in height, 23 ft. 3 in. by 67 ft. 3 in. in area at first floor, 23 ft. 3 in. by 59 ft. 3 in. in area at typical floor,

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class 4 construction, erected in 1922, located in residence use, C area, class 1½ height districts, used and occupied since 1922: cellar, boilerroom and storage; 1st floor, dwelling, 1 family; 2nd floor, same; 3rd floor, same, for which no certificate of occupancy has been issued; and

WHEREAS, the applicant has filed a certificate dated August 26, 1948, signed by the Chief Inspector, Division of Housing, that the building is recorded as a Class A Heretofore Converted Dwelling since 1931 and conforms to all the requirements of Article 6 of the Multiple Dwelling Law and at the present time is clear of all multiple dwelling law violations and that the lawful occupancy is three families, one family on each of the 1st, 2nd and 3rd stories; and

WHEREAS, the applicant states that prior to his purchase of the premises in February, 1946, he called at the Department of Housing and Buildings and was informed that the premises were in a business use, C area district and that he would be permitted to erect a store thereon; that in June, 1947, application was filed under Alt. Applic. 1814/47 for business use; that such plans were approved October 2, 1947; that a contractor was obtained and on July 29, 1948, permit No. 5030 was issued; that the contractor proceeded to make the alterations pursuant to approved plan and application; that the work done consisted of removal of fuel oil tank from location where foundation was constructed and reset fuel oil tank in basement; that excavation of a 6 ft. hill and construction of a foundation approximately 22 ft. by 20 ft. by 6 ft.; that the contractor purchased materials which were used in the construction of the foundation which has been completed and in the erection of a 3 ft. wall in front of the altered premises; that prior to pouring the foundation, an inspector from the Department of Housing and Buildings inspected the excavation and gave his approval and thereafter the concrete base for the foundation was poured and laid; that the contractor has also broken through the rear of the present building for the construction of a door connecting to the proposed extension; that on August 19, 1948, a letter was received from the Borough Superintendent, revoking the permit as a result of which work was stopped; that the only work remaining to be done is to erect the walls and roof of the proposed extension; and

WHEREAS, the applicant contends that by reason of the approval of plan and application and permit issued thereunder, the owners have spent \$1,775 for the construction of the alteration; and in the event the owner is not permitted to complete the construction he will have incurred a large loss through no fault of his own and through the negligence of the Department of Housing and Buildings in issuing the permit for the proposed alteration and will be compelled to spend additional large sums of money to repair the present structure and refill and repair the alteration which has been started; that in the interests of justice and to prevent a hardship, it is requested the Board review the order revoking Alteration Application 1814 and Permit No. 5030; and

WHEREAS, the record indicates that, after inquiry at the Department of Housing and Buildings, Queens, as to the zoning and being advised that the lot was zoned for business uses, an application was filed on June 26, 1947, and approved October 2, 1947; that the area zoning was changed to residence use, effective September 18, 1947; that the zoning change was part of a comprehensive change of zoning initiated by the Planning Commission under C.T. 5006 on June 11, 1947, and with notice by publication in the City Record for ten days of hearing June 25, 1947; that the approval of plans was issued two weeks after the residence zoning became effective and permit authorizing construction was issued July 29, 1948, thirteen months after change of zone became effective; that in the opinion of the Board the owner cannot rely on administrative errors and has no vested right arising from a permit unlawfully issued; that inspection indicates that the foundations of the proposed building only have been constructed; that the immediate area is now used for residential purposes and the proposed business use would not be desirable.

Resolved, that the decision of the borough superintendent dated August 19, 1948 re revocation of Alt. 1814-47 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

663-48-A

APPLICANT—Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner.

SUBJECT—Application for consideration—reopening—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of Beach 70th street (1st floor); (Block 534, Lot 61), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Varchetta.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

870-39-A

APPLICANT—Frederick C. Genz, for Walt Whitman School, owner.

SUBJECT—Application reopened September 21, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz and Louise Krueger.

ACTION OF BOARD—Laid over to November 3, 1948 at 2 p.m. for inspection by committee; hearing closed.

797-48-A

APPLICANT—Lawrence J. Sheldon, for Bennat Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Malsin.

ACTION OF BOARD—Laid over to November 3, 1948 at 2 p.m. for inspection and decision without further argument; applicant to file additional plans.

851-48-A

APPLICANT—John B. Reschke, for Lloyd E. Dickens, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Reschke and Lloyd E. Dickens.

ACTION OF BOARD—Laid over to November 3, 1948 at 2 p.m. for inspection by committee; applicant to file corrected plans and obtain complete examination from the Department of Housing and Buildings.

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ZONING APPLICATIONS

43-34-BZ

APPLICANT—Hurley, Gray and Kearney, for Francesca Frasca, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the commissioner of buildings) previously granted for a term of years, under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th avenue, northwest corner of 66th street (Block 5753, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Kearney and Domenick Frasca.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (43-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution permitting in a business use district for a term of five years, the maintenance of a gasoline service station, affecting premises 6522-6524 13th avenue, northwest corner of 66th street (Block 5753, Lot 46), Borough of Brooklyn, was granted by the Board on July 9, 1935, on certain conditions; and

WHEREAS, the resolution was amended July 20, 1938; and

WHEREAS, the resolution was further amended under section 7f of the zoning resolution, and the term of variance was extended October 5, 1943; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1935 as *amended* through October 5, 1943 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7f for a term of five (5) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the requirements of the resolution of October 5, 1943 shall be complied with; that a new certificate of occupancy shall be obtained."

806-40-BZ

APPLICANT—Arthur H. Haaren, for Edlar Realty Corp., owner (Cogat Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business use district, the extension of a gasoline service station use, to include the parking and storage of more than five motor vehicles for a temporary term.

PREMISES AFFECTED—4566 Broadway and 2 Nagle avenue, northeast corner (Block 2172, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur H. Haaren and S. M. Covell.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (806-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station use to include the parking and storage of more than five motor vehicles for a temporary term, affecting premises 4566 Broadway and 2 Nagle avenue, northeast corner (Block 2172, Lot 1), Borough of Manhattan, was granted by the Board March 18, 1941, on certain conditions; and

WHEREAS, time to complete the work and obtain permits, and the term of variance have been extended from time to time, and the last such extension was January 21, 1947; and

WHEREAS, time was further extended January 20, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 18, 1941 as *amended* through January 20, 1948 by adding thereto:

"that the premises may be reconstructed as indicated on plans marked "Received October 8, 1948," five sheets; that the parking spaces shall be maintained toward the rear and east of the premises substantially as indicated on drawing 1A except that proper aisles shall be maintained for easy entrance and exit for all cars so parked; that the requirements of the Commissioner of Licenses shall be complied with; that all curb cuts shown shall be subject to lawful permits; that the existing gasoline pumps shall be removed and relocated as shown; that the existing accessory buildings shall be removed and a new accessory building erected as proposed and shown, complying in all respects with the requirements of the building code therefor; that the wall to the rear to the east of the apartment house shall be not less than 4 ft. in height above the grade of the gas station; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that signs shall be restricted to a permanent sign erected on the facade of the proposed accessory building and the illuminated globes of the pumps excluding all temporary signs and all roof signs but permitting the erection within the building line of two post standards, one facing Nagle avenue and one facing Broadway each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that along Nagle avenue where indicated to the easterly line of the premises and thence to the stone wall along the line of the adjacent premises to the north there shall be erected a woven wire fence not less than 6 ft. in height; that such fence shall be of the anchored steel post type, and permitting the erection of a gate within such fence for access to the adjoining lot to the east in the event that lot is operated as a parking lot in conjunction with the gasoline station; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.

587-44-BZ

APPLICANT—Barry M. Caruth, for 1595 Jerome Avenue Corp. and 1605 Jerome Avenue Corp., owners (University Chevrolet, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7i, for a term of two years, permitting partly in business and partly in an unrestricted use district, the alteration and use as a motor vehicle repair shop, automobile showrooms and service stations of two buildings, one previously granted by the Board to be used in part for minor motor vehicle repairs.

PREMISES AFFECTED—1591-1609 Jerome avenue, west

MINUTES

side, 105 ft. north of West Mount Eden avenue (Block 2860, Lots 26 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Barry M. Caruth.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (587-44-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the alteration and use as a motor vehicles repair shop, automobile show room and service station of two buildings, one of which was previously permitted by the Board to be used as a motor vehicle repair shop and the other previously permitted by the Board to be used in part for motor vehicle repairs, affecting premises 1591-1609 Jerome avenue, west side, 105 ft. north of West Mount Eden avenue (Block 2860, Lots 26 and 30), Borough of The Bronx, was granted by the Board on November 14, 1944, on certain conditions; and

WHEREAS, the term of variance was extended November 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 14, 1944 only in so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"Granted under section 7i for a term of two (2) years from the date of this amended resolution . . . and that other than as herein amended, the requirements of the resolution of November 14, 1944 shall be complied with; that a certificate of occupancy shall be obtained."

709-47-BZ

APPLICANT—Lama and Proskauer, for Eugene Marcus, owner.

SUBJECT—Application for consideration—reopening and reconsideration on new proposal—application (decision of the borough superintendent), under sections 21 and 7A of the zoning resolution, to permit in a business use, C area district, the change in occupancy from one store, five families to five stores, four families, and the extension of existing building using more than the permitted area, with show windows nearer to the residence use district than permitted (previously denied).

PREMISES AFFECTED—5823 4th avenue and 401-409 59th street, northeast corner (Block 855, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIAL SUBMITTED FOR APPROVAL.

40-48-SM

APPLICANT—F. Schumacher & Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II, re new material—F. Schumacher & Co. Nylon Woven Fabrics (flame-proofed fabrics); (previously approved by the Board).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 3:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

1268-39-SM

APPLICANT—Picone Bros., owners.

SUBJECT—Application for consideration—reopening and amendment of resolution re Picone Brothers Concrete and Cinder Block, previously approved.

APPEARANCES—

For Applicant: Joseph Picone.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Savage and Blum and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1268-39-SM)

WHEREAS, Joseph Picone, for Picone Brothers, owners, filed on October 16, 1939, an application with the Board of Standards and Appeals for approval of the material known as Picone Brothers Concrete and Cinder Block; and

WHEREAS, this material was approved by the Board on January 11, 1944, on certain conditions; and

WHEREAS, the applicant requested a reopening and amendment of the resolution, relative to the identification mark on the block.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of January 11, 1944, so that as amended, the resolution shall read:

"Resolved, that the Board of Standards and Appeals does hereby approve the material known as Picone Brothers Concrete and Cinder Block on condition that the material be manufactured, used and labeled, stamped or tagged in accordance with the report of committee; that the identification mark shall be V shaped 2" x 3" at the end of the block as indicated on plans marked 'Received September 27, 1946'."

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 19, 1948.

Cal. No. Dept. Premises Affected

894-48-BZ—H.B.Q.—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell Boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens, N.B. 5782-48.

895-48-A—H.B.Q.—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell Boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens, N.B. 5782-48 (under Sections 35 and 36, General City Law re bed of mapped street—buildings in bed of and not fronting on legal street).

896-48-A—H.B.Q.—269-24 80th avenue, south side, 66.51 ft. west of Langdale street and 270-02 80th avenue, southwest corner of Langdale street (Block 8725, Lots 11 and 13), Bellerose, Borough of Queens, N.B. 5496 and 5497-48.

897-48-SA—Oilifter Model 246 (Fuel Oil Pump), Appliance.

898-48-A—H.B.B.—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn, N.B. 362-48.

899-48-A—H.B.R.—430 Seaside boulevard, east side, 113.41 ft. north of Vulcan street (ground floor); (Block 3500, Lot 198 (191)); South Beach, Borough of Richmond, Alt. 473-46.

900-48-SM—Si-Flow No. 05 Non-Syphon Ballcock (water control valve for water closet tanks), manufactured by Mansfield Sanitary Pottery, Inc., owner, Material.

901-48-A—H.B.Q.—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens, Misc. Applic. 6305-48 and N.B. 4213-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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OCTOBER 26, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 26, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

271-48-BZ—Application, March 25, 1948, under section 7f of the zoning resolution, of Alfred H. Eccles, applicant, on behalf of Marie J. Murphy, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years; premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

525-48-BZ—Application, June 3, 1948, under sections 7c and 7i of the zoning resolution, of J. G. L. Molloy, applicant, on behalf of Louise Wenzel, owner (Otto Wenzel, lessee), to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

263-48-BZ—Application, March 22, 1948, under sections 7a and 7e of the zoning resolution, of Imre Chairman, applicant, on behalf of 493 Monroe Street Corp., owner, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators; premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

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264-48-A—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65). Borough of Brooklyn.

500-48-A—Re Transportation of gasoline, benzine, and naphtha in tank trucks and semi-trailers in New York City—(construction of tank not in conformity with Administrative Code requirements covering tank trucks).

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

410-48-BZ—Application, May 4, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Paul Paulson, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office; premises 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

497-48-BZ—Application, May 26, 1948, under section 7e of the zoning resolution, of Joseph Platzker, applicant, on behalf of Premium Coal Co., Inc., owner, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles; premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

747-48-BZ—Application, August 6, 1948, under section 7c of the zoning resolution, of Paul Friedman, applicant, on behalf of Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee), to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market; premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

788-28-BZ—Application of Jacob Lubroth, applicant and owner, reopened September 28, 1948, for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles—Application, previously granted under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and, also a gasoline service station; premises 925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

347-27-BZ—Application of Henry Nordheim, applicant, on behalf of 1900 Jerome Avenue, Inc., owner, reopened September 28, 1948, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy, for a period of five years, of existing storage garage (previously granted by the Board) to showroom, auto accessories, free storage, garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication on the first floor; and to motor vehicle repair shop, body repairs, incidental welding and painting, and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on 2nd floor (motor vehicle repair shop previously denied by the Board); premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

268-48-A—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

165-48-BZ—Application, March 2, 1948, under sections 7f and 7i of the zoning resolution, of George J. Rusciano, applicant, on behalf of Ricco Holding Corp., owner to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop; premises 1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing

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laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacerenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

602-48-BZ—Application, June 29, 1948, under section 7e of the zoning resolution, of Irving P. Marks, applicant, on behalf of Andrew McCormack, owner, to permit in a residence use district, the use of an existing building as a six car garage; premises 8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

710-48-BZ—Application, July 21, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Cohen and Charles Karsch, applicants, on behalf of Gerosa-Paladino Holding Co., owner (John Blanch, lessee), to permit in a business use district, the erection and maintenance of an illuminated sign; premises 2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx.

817-48-BZ—Application, September 8, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Rogers Motor Co., Inc., owner, to permit in a business and unrestricted use district, the change in occupancy from stable and milk distributing building, to auto showroom for new and used cars, storage garage for more than five motor vehicles, lubritorium, motor vehicle repair shop, welding, auto painting and parts department; premises 6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

818-48-A—6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

840-48-BZ—Application, September 17, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee), to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection; premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

847-48-BZ—Application, September 24, 1948, under section 7e of the zoning resolution, of Paul Friedman, applicant, on behalf of Arthur L. Funn, owner to permit in a residence use district, the change in occupancy

from two family dwelling to funeral parlor and one family dwelling; premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

732-48-A—112-20 Beach Channel drive, north side, 705 ft. east of Beach 116th street (Block 598, Lot 281), Rockaway Park, Borough of Queens.

539-48-SM—Triumph Hollow Metal Flush and Panel Type Fireproof Doors (¾, 1, 1½ and 3 hour rating).

804-48-SM—J. Alperin Company Steel Sash Putty.

805-48-SM—J. Alperin Company Elastic Glazing Compound.

806-48-SM—J. Alperin Company Aluminum Sash Putty.

326-48-SA—Central Station Signals, Inc., Waterflow Switch and Transmitter, Models PRS and PRT.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 26, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, October 26, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

496-48-A—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

128-48-A—450 86th street, (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn (reopened September 14, 1948; previously granted on condition).

242-48-A—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

92-48-A—166-24 to 166-28 Jamaica avenue, south side, 100 ft. west of 168th street (basement); (Block 10156, Lot 9), Jamaica, Borough of Queens.

749-48-A—46-06 to 46-10 Queens boulevard, west side, 56 ft. south of Bliss street and 46-07 to 46-11 Bliss street (cellar); (Block 152, Lot 5), Woodside, Borough of Queens.

750-48-A—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

811-48-A—2132 1st avenue, east side, 50 ft. 11 in. south of East 110th street (5th, 6th and 7th floors); (Block 1703, Lot 49), Borough of Manhattan.

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828-48-A—304-310 East 64th street, south side, 125 ft. east of 2nd avenue (3rd and 4th floors); (Block 1438, Lot 44), Borough of Manhattan.

878-48-A—69-16 to 69-18 49th avenue, south side, 100.06 ft. east of 69th street (Block 2435, Lots 14, 15, 17 and 18), Woodside, Borough of Queens.

644-48-A—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens (reopened September 21, 1948; previously withdrawn).

834-48-A—149-46 15th drive, south side, 185 ft. west of 150th street (3rd floor); (Block 4664, Lots 44 and 45), Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, November 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

530-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

89-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 8820, Lot 4), Springfield Gardens, Borough of Queens.

335-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle re-

pair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

272-19-A—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay-foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn. (reopened September 14, 1948).

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

197-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Rose A. Lane and Katherine M. Roche, owners, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling service station; premises 5101-5113 Kings Highway, northeast corner of Glenwood road (Block 7969-D, Lot 304), Borough of Brooklyn.

346-48-BZ—Application, April 9, 1948, under sections 7e and 7h of the zoning resolution, of Helmay Garage Corp., applicant and owner, to permit in a residence and business use district, the change in occupancy of five car garage to auto upholstery shop and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 452-460 West 167th street, south side, 119 ft. 3 $\frac{7}{8}$ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan.

422-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Lustig Brothers, Inc., owner, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to manufacturing of household furniture; premises 493-501 Leonard street, west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn.

472-48-BZ—Application, May 20, 1948, under sections 7e and 21 of the zoning resolution, of Herman Kron, applicant, on behalf of Cleveland Associates Inc., owner, to permit in a residence use, D area district, the erection and maintenance of a business building (non-storage garage for not more than five motor trucks), using more than the permitted area and without the required rear yard; premises 738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main

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street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

700-48-BZ—Application, June 30, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazzo Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

600-48-BZ—Application, June 21, 1948, under sections 7c and 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Argent Amusement Corp., Inc., owner, to permit in a residence, business and unrestricted use, B area district, the erection of a building (stores and bowling alleys), using more than the area permitted; premises 32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens.

471-48-SM—Imperial Ash Receptacle for Theatres.

593-48-SM—Petrometer Liquid Depth Indicator.

136-47-SM—U.S.F. Corrugated Metal Well or Areawell.

385-48-SM—United One and One Half Hour Hollow Metal Door, (1 $\frac{3}{4}$ inches thick).

582-48-SM—United One and One Half Hour Hollow Metal Door, (1 $\frac{3}{4}$ inches thick).

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 3, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

759-48-A—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx.

876-48-A—209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street (Block 6271, Lot 21), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Corporal Kennedy street).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

851-48-A—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

892-48-A—43-02 Hunter street, northwest corner of 43rd avenue (2nd floor); (Block 434, Lot 13), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

793-48-A—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

195-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and public market using more than the area permitted; premises 3684-3694 Nostrand avenue, northwest corner of Avenue X (Block 7405-K, Lots 937 and 942), Borough of Brooklyn.

196-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to

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permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and supermarket, using more than the area permitted; premises 3612-3622 Nostrand avenue, southwest corner of Avenue W (Block 7405, Lots 906 and 907), Borough of Brooklyn.

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

776-48-BZ—Application, September 8, 1948, under sections 7c and 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of A. G. Masucci, Corp., owner, to permit in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted and without the required rear yard; premises 234 and 234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx.

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proppe, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk

screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

1429-39-SM—Rockland Concrete Masonry Units.

594-47-SM—Yonkers Concrete Products Inc., Concrete and Cinder Block (reopened July 20, 1948 re amendment of resolution to include approval of 4" x 8" x 18" and 8" x 8" x 18" cinder blocks).

748-48-SA—Power Oil Burner, Models D, S, G and H.

800-39-SM—U.S. Gypsum Plaster Red Top and Samson Brands (reopened September 21, 1948 re amendment of resolution to include approval of U.S.G. Red Top Covercoat Plaster).

49-48-SM—Martini Hollow Cinder Block.

295-47-SM—Concrete Block Production Co., Cement and Cinder Block.

544-48-SM—Johnson Flexible Metal Gas Appliance Connector.

758-48-SM—S.C.G. Cinder Concrete Blocks.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Application, July 2, 1948, under section 7c of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change

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in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

901-48-A—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Maurice avenue).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue).

887-48-A—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

864-48-A—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

858-48-A—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed extension of Archer avenue).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 19, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, October 13, 1948, were approved as printed in Bulletin of October 19, 1948, Vol. 33, No. 42.

ZONING APPLICATIONS.

833-27-BZ

APPLICANT—Gustave Goldman, for The Jewish Center of Kings Highway, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback.

PREMISES AFFECTED—1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: Vincent Marcellino, R. T. Sadler, John H. Duncan, William G. Torrace, H. J. Mowry, Viola M. Mowry, Helen Torrace, Mar-

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tin F. Mulderwig, M. B. P. Duncan, Nellie T. Hamilton and Anna M. Soper.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a. m. for inspection by a committee of the Board, for further consideration, and for additional information to be filed by the applicant.

933-28-BZ

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Application reopened March 2, 1948—Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, laundry, motor vehicle repair shop, storage of auto accessories and boiler room.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Herman Goldstein.

For Opposition: O. L. Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set.

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a. m. for new hearing due to additional area, as Volume II. Notices to be sent out to affected owners, not later than November 9, 1948.

927-47-BZ

APPLICANT—Lama and Proskauer, for Katie Heiman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection.

PREMISES AFFECTED—1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and C. Kaufman.

For Opposition: Morgan E. Lane, H. Harris, Mayer Gold, Albert Di Francesco and Myer Wilkenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a. m. for applicant to furnish the Board with additional information.

368-48-BZ

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: Allyn E. Burby.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 26, 1948 at 10 a. m. at request of attorney for objector.

564-48-BZ

APPLICANT—Lama and Proskauer, for American Oil Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—1-11 Stone avenue, 405-415 Sumpter street, northeast corner and 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and I. M. Silberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m., for inspection and decision without further argument.

650-48-BZ

APPLICANT—Simeon Heller, for Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Peter Scalia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m., for inspection and decision without further argument.

719-48-BZ

APPLICANT—Siegel and Green, for Madison French Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on

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furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors.
PREMISES AFFECTED—407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, Herman B. Horne, Edward Lipton and Paul Kornstein.

For Opposition: Miles W. Rehor, Fred Weiss, Morris Guttman, Celia Monath, Camille Vlach, Benjamin Windt, Pauline Jicha, David G. Widmann and Leo Shifrin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for inspection and decision without further argument and also to obtain records from Department of Housing and Buildings, as to letter of March 19, 1948 addressed to the First Avenue Association.

93-37-BZ

APPLICANT—Lama and Proskauer, for South Fifth Street Corp., owner.

SUBJECT—Application reopened June 2, 1948—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a building, to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on unbuilt upon portion of the plot (previously granted by the Board for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—261-277 South 5th street, north side, 60 ft. west of Marcy avenue, 148-150 Marcy avenue and 266-270 South 4th street, (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35, inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Herman Goldstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (93-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles for a term of two years, affecting premises 261-277 South 5th street, north side, 103 ft. 11 in. east of Havemeyer street and 60 ft. west of Marcy avenue and 266-270 South 4th street (Block 2447, Lots 27 to 35, inclusive and 15 to 17, inclusive), Borough of Brooklyn, was granted by the Board on April 29, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on March 23, 1943, March 27, 1945 and February 25, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 7i of the zoning resolution, to permit, in a business and unrestricted use districts, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, parts department and for the sale and display of more than five motor vehicles on the unbuilt upon portion of the plot, affecting premises 261-277 South 5th street, north side, 60 ft. west of Marcy avenue, and 266-270 South 4th street (Block 2447, Lots 15, 16, 17, 21, 22 and 27 to 35 inclusive), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board on June 2, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 19, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Marcy avenue and South 4th street are in a business use, B area, Class 1½ height district; South 5th street and the site are in a business and unrestricted use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated October 4, 1948 on N.B. Applic. 427-48 reads:

"1. The construction of a bldg. to be used for servicing and repairs, auto showroom, parts department, sales and display of more than five used cars—partly in a business use and partly in an unrestricted use district is contrary to the Zoning Resolution Art. II, Sect. 4(a) (29)."

and

WHEREAS, the applicant states that the premises consist of a plot, 186 ft. 6 in. frontage by 215 ft. 1 in. in depth, irregular, presently used for the parking and storage of more than five motor vehicles (pleasure car type); that it is proposed to erect a building 186 ft. 6 in. front by 215 ft. 1 in. in depth, one story, 14 ft. 6 in. in height, of Class 3 construction, to be used as an auto showroom, parts department and as a motor vehicle repair shop for cars dealt in by the agency (Packard); and

WHEREAS, the applicant contends that the rear portion of the lot fronting on South 4th street will be used for the sale and display of more than five motor cars, a chain link fence 6 ft. high will entirely enclose this open portion of the lot; that a small area of the premises is in an unrestricted zone; that the proposed auto showroom together with the conjunctive repairs and service will replace the auto parking and storage lot; that the entire area is a heavily auto trafficked zone and the proposed uses are entirely in keeping on these streets; that the entire area and the site in particular due to its proximity to the Williamsburgh Bridge approach is adaptable to this proposed use; that there is a two story factory across the street in block 2460, lot 18, and a gasoline service station in block 2434, lot 28, both being non-conforming uses in this zone; and

WHEREAS, the premises and surrounding area have been inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i to permit the repairing of motor vehicles dealt in by the proposed Packard agency in the building as proposed and as indicated on plans filed with this application marked "Received April 21, 1948," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the space proposed for the storage of cars for sale dealt in by the agency on the portion of the plot facing on South 4th Street, *on condition* that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution; that the use of the portion of the premises for parking and storage as permitted by the Board under Cal. 93-37-BZ shall be discontinued as soon as the construction on the proposed new building is commenced.

201-48-BZ

APPLICANT—Joseph F. Kern, for Forsyth Monument Works, owner.

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SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane.

PREMISES AFFECTED—170 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph F. Kern and Irving S. Goldfinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (201-48-BZ)

WHEREAS, Joseph F. Kern for Forsyth Monument Works, owner, filed March 9, 1948 an application under section 7e of the zoning resolution, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane, affecting premises 170 and 172 Suffolk street, east side, 125 ft. north of Stanton street (Block 350, Lots 3 and 4), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, July 20, 1948, after due notice by publication in the Bulletin, and laid over to September 28, 1948, then to October 19, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Stanton street, Suffolk street and the site are in a business use B area Class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated March 3, 1948 on Alt. Applic. 2307-47 reads:

"1. Proposed alteration located within a business district and accessory to a monumental work establishment on the adjoining premises known as Lot 4 is contrary S4(39) zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, used as a display and sales for monuments adjoining existing stone and monumental works; that it is proposed to install a new traveling crane of two ton capacity in order to handle the stone and monuments on display; and

WHEREAS, the applicant contends that the proposed traveling crane is not different from any crane used in other sales and display yards; that there is one installed in the monumental sales and display yard at 171 Suffolk street and another in the monumental sales and display yard at 256 East 1st street; that this traveling crane is a necessary part of the equipment of a monumental sales and display yard; that it is very expensive and a practical difficulty to handle the stones, which are set side by side and within a few feet of each other, front and back, in any other way; that each stone weighs from 500 lbs. to a ton and one half; that this crane would be used for very short periods of time; that its use would create less of a nuisance than ten men would in trying to move these stones without a crane; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of

five (5) years to permit the occupancy as proposed on lot No. 3 in conjunction with the existing use on Lot No. 4, on condition that no manufacturing shall be carried on such lot and that the crane proposed to be erected, now partially erected, shall be erected and maintained in safe condition satisfactory to the borough superintendent; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

542-48-BZ

APPLICANT—Jacob Bookshin, for 89 Hicks Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a multiple dwelling "Class A", using more than the area permitted.

PREMISES AFFECTED—128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Bookshin and George G. Miller.

For Opposition: B. M. Langstaff, C. T. E. Beardsley, Francis E. Walton, Herbert Bierbauer, James J. Grove, W. O. Murrow, Herbert D. Cohen and William M. Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Deputy Chief Guinee 1

Negative: Chairman Murdock, Commissioners Blum and Kleinert 3

THE RESOLUTION (542-48-BZ)

WHEREAS, Jacob Bookshin for 89 Hicks Street Corporation, owner, filed June 9, 1948, an application under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a multiple dwelling "Class A" using more than the area permitted, affecting premises 128-130 Hicks street, west side, 45 feet south of Clark street (Block 235, Lot 44), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 19, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Clark street, Hicks street and the site are in residence use, B area, Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1948, re N.B. Applic. 539-48, reads:

"1. Proposed building to occupy more than 65% of lot and is contrary to Article 4, Section 12b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. 6 in. in depth (irregular), presently vacant; that it is proposed to erect a building 50 ft. front by 84 ft. 3 in. in depth, six stories, 63 ft. in height, of Class 3 construction, to be used as a Class A multiple dwelling; and

WHEREAS, the applicant contends that at the time premises were purchased, the law permitted a coverage of about 68.7% of the area of the lot, which meant that a proposed building could occupy 3501.75 sq. ft.; that the zoning resolution then did not contain the present Section 12b limiting the coverage to 65% of the area of the lot; that it was the requirement of the Multiple Dwelling Law that restricted the coverage to about 70% at that time; that Section 12b was first added to the Zoning Law and the 65% limitation of coverage became effective for the first time on December 2, 1944; that the owner submits that it would not have purchased the premises in question for the purpose of erect-

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ing such a six story Multiple Dwelling, if the coverage limitation of 65% under Section 12b of the Zoning Resolution was in effect at the time the premises was acquired; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated May 10, 1948 on N.B. Applic. 539-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

831-48-BZ

APPLICANT—Regan and Barrett, for Beatrice Goelet Manice, Robert G. Goelet, Francis Goelet and John Goelet (an infant), owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1240-1254 Broadway, east side, from West 31st to West 32nd streets, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward G. Bathow and H. Desmond Upton.

For Opposition: Milton Adelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (831-48-BZ)

WHEREAS, Regan and Barrett, for Beatrice Goelet Manice, Robert G. Goelet, Francis Goelet and John Goelet (infant), owners, filed September 17, 1948, an application, under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1240-1254 Broadway, east side from West 31st to West 32nd street, 43-49 West 31st street and 42-52 West 32nd street (Block 833, Lots 11, 15, 17, 67), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 19, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway, West 31st street and West 32nd street are in a restricted retail use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated August 18, 1948, re N.B. Applic. 158-48, reads:

"1. The parking of more than 5 motor vehicles in a restricted retail district is not permitted by Secs. 4-B, 4-A and 4(a)—15 of the Zoning Resolution, as amended."

and

WHEREAS, the applicant states, that the premises consist of a plot 211 ft. 6 in. front by 189 ft. 10½ in. in depth (irregular) on which is located a building to be demolished, now in course of being demolished (formerly the Hotel Imperial); that it is proposed to use the vacant plot for the parking and storage of more than five (5) motor vehicles and to erect a building 20 ft. front by 32 ft. in depth, one story 10 ft. 1 in. in height, of Class 3 construction, to be used as an office; and

WHEREAS, the applicant contends that the site will be leveled, covered with steam cinders compacted to 4-inch thickness and topped off with 2 inches of asphalt concrete;

it is further proposed to erect a concrete block with stucco finish office and waiting room; that the need for parking facilities in this area is acute; that within three blocks of the site are located large office buildings and large department stores; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of five (5) years, to permit the premises to be occupied as proposed for the parking and storage of more than five (5) motor vehicles, *on condition* that the plot shall be leveled substantially to the grade of surrounding streets and shall be surfaced with clean cinders rolled and treated with a binder so as to provide a reasonably impervious surface; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except a rest room building as proposed and as indicated on plans filed with this appeal marked "Received September 17, 1948," four sheets; that such building shall comply in all respects with all laws, rules and regulations applicable thereto; that along the street building lines there shall be erected a concrete base not less than 1 ft. in height on which there shall be erected a fence of the woven wire type with anchored steel posts to a total height of not less than 5 ft. 6 in. except for openings as shown to 32nd street and 31st street; that such openings shall not exceed 20 ft. in width with a curb cut opposite of similar width; that along the east lot line and the Broadway frontage there shall be constructed a concrete apron not less than 3 ft. in width to act as a bumper and for protection of the fence and adjoining properties; that such apron shall be not less than 12" in height; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress; that the general location of parked cars shall be as proposed and in accordance with plans filed with this application; that the requirements of the Department of Licenses shall be complied with; that all permits shall be obtained and all work completed within nine (9) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS. 198-48-A

APPLICANT—Lama and Proskauer, for Landlieb Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens. (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Alfred A. Lama and Herman Goldstein.

For Opposition: O. L. Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set.

651-48-A

APPLICANT—Simeon Heller, for Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 120 ft. east of 65th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

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APPEARANCES—

For Applicant: Simeon Heller and Peter Scalia.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for inspection and decision without further argument.

793-48-A

APPLICANT—Gustave Goldman, for Jewish Center of Kings Highway, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.
For Opposition: Vincent Marcellino, R. T. Sadler, John H. Duncan, William G. Torrance, H. J. Mowry, Viola M. Mowry, Helen Torrance, Martin F. Mulderwig, M. B. P. Duncan, Nellie T. Hamilton and Anna M. Soper.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection, in conjunction with Cal. 833-27-BZ, and for a joint hearing with 793-48-A.

Adjourned: 1:05 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

487-48-A

APPLICANT—Samuel Rosenblum, for Anthony Giordano, owner (Seaboard Mill Supply Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—933-937 Courtlandt avenue, west side, 200 ft. north of East 162nd street, (Block 2409, Lots 92, 93, 94, 95), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum and C. H. Buckley.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (487-48-A)

WHEREAS, Samuel Rosenblum, for Anthony Giordano, owner, Seaboard Mill Supply Inc., lessee, filed May 17, 1948, an appeal from an order of the fire commissioner, affecting premises 933-937 Courtlandt avenue, west side, 200 ft. north of East 162nd street, (Block 2409, Lots 92, 93, 94 and 95), Borough of The Bronx; and

WHEREAS, Order No. 47259LF issued by the fire commissioner April 19 1948, reads:

"1. Install an approved wet automatic sprinkler system throughout the building having at least one source of water supply, approved and equipped as per Ch. 26, Art. 16, Adm. Code. Ch. 19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is one story, 15 ft. in height, 100 by 114.06 ft. average in depth,

Class 3 construction, erected in 1942 and 1944, located in an unrestricted use, B area, Class 1½ height district, used for the baling and shipping of paper stock, 10 persons; and

WHEREAS, Certificate of Occupancy issued November 21, 1945, on completion of work under N.B. Applic. 218/44 permits the use of the cellar for boilerroom and the first floor as junk shop, paper, rags and metal with an occupancy of 9 persons and contains the notation that not more than one ton of rags or waste paper be maintained unless a permit is secured for a larger amount; that certificate of occupancy issued September 16, 1942, upon completion of 935 Courtlandt avenue under N.B. 11/42, permits the use of the cellar for boilerroom and 1st floor for junk shop, paper, rags and metal with an occupancy of nine persons and contains the note that not more than one ton of rags or waste paper may be maintained unless a permit is secured for the storage of a larger amount; and

WHEREAS, the applicant contends that one 50 ft. section of the building was erected in 1942 and the southerly 50 ft. portion erected in 1944; that these portions are divided by 8 in. brick and concrete wall with openings equipped with metal covered doors; that the building backs up against a railroad siding and has large openings front and rear, making the entire premises easily accessible to the fire department; that there are six skylights in each section; that there is no cellar except the boilerroom portion, which is not in use; that the material is placed in baling machines as soon as received and when compressed is not liable to start any fire; that there are no waste or oily rags received on the premises; that all material stored is in boxes ready for shipment and is shipped as fast as the railroad will provide freight cars; that there is less than three tons of loose paper on the premises at any time; that there are numerous fire extinguishers throughout the premises and since the building is accessible to the fire department on all sides, it would be a hardship to compel the owner to install a sprinkler system; and

WHEREAS, the premises have been inspected previously by a Committee of the Board.

Resolved, that the decision of the fire commissioner, as to Order No. 47259LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received May 17, 1948 (1 sheet); that all windows facing west along the railroad siding shall be made fireproof, self-closing and that all doors shall be metal-covered, self-closing doors; that the door in the wall toward the west shall be metal covered, made self-closing so as to fit when closed tightly against steel or masonry in the rear wall; that the opening near the scale toward the front in the wall shall be filled with approved masonry; that all fire doors shall have adequate protection so as to prevent material blocking the operation and to permit the doors to be operated freely at all times; that material entering the building shall be immediately baled; that all baled material shall be kept down from the ceiling beams for a distance of at least six feet; that such portable fire-fighting appliances shall be installed and maintained as the fire commissioner shall direct; that an approved thermostatic alarm system shall be maintained throughout the premises with a connection through an approved central station to fire headquarters; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

764-48-A

APPLICANT—Morris Whinston, for Goffredo Milano, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—32 West 28th street, south side, 137 ft. west of Broadway (3rd, 4th and 5th floors); (Block 829, Lot 62), Borough of Manhattan.

APPEARANCES—

for Applicant: Morris Whinston.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (764-48-A)

WHEREAS, Morris Whinston, for Goffredo Milano, owner, filed August 31, 1948, an appeal from a decision of the borough superintendent, affecting premises 32 West 28th street, south side, 137 ft. west of Broadway (3rd, 4th and 5th floors), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 13, 1948, on Amendment to Alt. Applic. 262/45, reads:

"1. Proposed extension of bldg. would require it to be of fireproof construction as per Sec. 270 Labor Law.

"2. Proposed extension of bldg. would require that exits comply with Sec. 270 Labor Law for a bldg. erected after Oct. 1, 1913."

and

WHEREAS, such amendment was filed to move the new elevator shaft, 1st floor and cellar stair further south and to build a new extension at the front for the full width of the building to the building line of 3rd, 4th and 5th floors; and

WHEREAS, the applicant states that the building is 5 stories, 50 ft. in height, 22 ft. 6 in. by 94 ft. in area at 1st floor, 22 ft. 6 in. by 60 ft. in area at typical floor, Class 3 construction, erected about 1880, located in a business use, B area, Class 2 height district; used and occupied: Cellar, boilerroom and storage, 10 persons; 1st floor, store, 10 persons; 2nd floor, showroom and office, 6 persons; 3rd, 4th and 5th floors, factory and stockroom, 5 persons per floor; that the 3rd, 4th and 5th floors are used for basket novelties; that no change in use or occupancy is proposed; that the building is equipped with one interior stairs 3 ft. wide of iron and cement construction, enclosed in fireproof blocks (except at 2nd floor) equipped with fireproof, self-closing, 1-hour doors, leading directly to street, provided with ladder and scuttle to the roof and one fire escape at rear extending to roof by stair and with egress from its lower termination through fire passage at cellar level to street; that windows and door openings on course of the fire escape are fireproof, self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that this alteration was approved March 15, 1945, with a new extension to the building line on second floor and a new Labor Law fire escape at the rear with egress through fireproof passage in cellar to street; that the first floor had already been extended to the building line; that the owner could not proceed with the alteration in 1945 as the first floor tenants would not permit him to take away any space for the erection of the elevator shaft and new stairs from 1st to 2nd floor; that the expiration of the lease on the first floor is now approaching and the owner has come to an agreement with the lessee to permit the alteration to proceed; that the building has been used as a factory since about 1910 and the owner occupies the upper four floors for the display and manufacture of wicker baskets; that the first floor is occupied by a retail florist; that a portion of the alteration, consisting of replacing the old wooden stairs with new iron stairs and a fireproof enclosure on all floors except the 2nd has been done; that the 2nd floor has a 2-inch solid plaster and metal stud partition, which the owner was compelled to erect as the tenant on the 1st floor would not permit the erection of steel beams to carry the fireproof partition on the 2nd floor; that the owner is now prepared to proceed with the alteration and to extend the building to the building line on the 3rd, 4th and 5th floors; that the size of the building is such that if the owner were compelled to erect an additional fireproof interior stair, the usable space remaining would be so small as to render the building useless; that to comply with Section 270 of the

Labor Law as effective July 1, 1948, would constitute a hardship; that it is therefore requested the Board grant relief in view of the practical difficulties involved and the small number of occupants proposed for the building.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 262/45, objections 1 and 2, and that the appeal be and it hereby is granted on condition that the building and its exits shall be arranged as proposed and as indicated on plans filed with this appeal, marked "Received August 31, 1948" (1 sheet), "September 17, 1948" (1 sheet) and "October 6, 1948" (2 sheets); that the work as proposed shall be promptly completed; that the existing skylight on the second story extension roof shall be glazed on top and sides with wire glass and any openable ventilating sash at the north and west sides shall be made fixed as protection to the fire escape passage; that the skylight at the rear of the first floor shall be maintained without ventilating openings and glazed with wire glass as proposed; that the cellar ceiling shall be fire-retarded throughout, including the central girder and also the existing wood columns; that the building shall not be increased in height or area and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

850-48-A

APPLICANT—Ralph J. Gurfield, for Airglo Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4040 3rd avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Ralph J. Gurfield, Harry Zarin and Leonard Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (850-48-A)

WHEREAS, Ralph J. Gurfield for Airglo Co., Inc., owner, filed September 24, 1948 an appeal from a decision of the borough superintendent, affecting premises 4040 Third avenue, east side, 89 ft. 8 in. north of East 174th street (Block 2930, Lot 30), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated August 24, 1948 on amendment to Sprinkler Applic. 53-46 reads:

"1. Proposed use of Sprinkler System with one source of supply to waive requirements of Section C26-254. is contrary to Section C26-1370. of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 15 ft. in height, 200 ft. by 100 ft. in area, of class 3 construction, located in a business use C area, class 1 1/4 height district, used and occupied since January 1946 as follows: cellar, boiler room; 1st floor, stores; proposed to be used and occupied: cellar, boiler room; 1st floor, screen printing of designs on cloth and store, 50 persons; and

WHEREAS, Violation 1343-46 was issued for altering the premises without a permit; Violation C2866 was issued November 25, 1946 for changing the use of the premises from store to factory without obtaining a C.O.; and

WHEREAS, C.O. 225 issued upon completion of work under Alt. 711-26 permits the use of the building as store with 120 lbs. liveload; and

WHEREAS, the applicant contends that the building was erected in 1912 for theatre and stores and its use changed

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under Alt. 711-26 to stores and the building subdivided into area of 7500 sq. ft. or less by hollow tile fire walls; that under Alt. 596-46 the owner's altered the building for factory use in part, leaving the balance for stores; that the fire walls were removed and a sprinkler system installed; that Alt. 596-46 clearly indicates that a sprinkler system was required and contemplated; that pursuant to this requirement a contract was entered into and the sprinkler system installed to meet the requirements of the building department and the fire department and other departments having jurisdiction; that Sprinkler Applic. 53-46 was filed and approved by the building and fire departments and the system installed and completed; that the system was tested and approved by the fire department July 18, 1947; that in November 1947 application for a C.O. under Alt. 596-46 was filed; that under date of December 19, 1947 the following communication was addressed to the borough superintendent by the fire commissioner:

"In reply to your letter in reference to the above premises the inspection shows adequate fire appliances. No interior alarm system and none required. We certified our approval on sprinkler system to you on July 18th.

"In Jan. 1948, the applicant was orally informed, by a representative of the borough superintendent that the system should not have been approved, since it is a voluntary system, having only one source of supply and as such does not comply with Sec. C26-1370 of the Code, and that the Dept. assumed no responsibility for work done under the approved plans because across the face of the application and on the reverse side of the plans was written the following note.

"Installation not to waive any requirements of the Labor Law or Administrative Code."

that it is the practice of the building and fire departments to place a similar note on all plans for voluntary installations and therefore all work done and approvals issued on the basis of such plans are null and void; that the sprinkler contractor filed an amendment requesting a waiver of the requirements of C26-1370 and five months later a letter was received from the Department of Housing and Buildings again approving the system as installed; that on August 24th the applicant was again informed that the system was illegal and in addition received a copy of amendment filed March 22, 1948 on which was added a denial of the request for reconsideration and disapproval of the system; and

WHEREAS, the applicant requests the Board to consider this appeal on the following basis: that the factory occupies about 60% of the area of the building, approximately 12,500 sq. ft.; that the system consists of 168 heads fed by a 6 in. main connected to an 8 in. street main fed two ways having a pressure of 54 lbs. per sq. in. which would provide a pressure of 47 lbs. at the highest head; that the system is also provided with a siamese and water motor valve and alarm gong; that this system is adequate for this one story building as is attested by the fire department letter dated December 19, 1947; and

WHEREAS, the applicant contends that the sprinkler plans indicate that the area in question exceeds the limits prescribed by C26-254 and that a voluntary system should not have been accepted; that had the examiner, at the time of action on the sprinkler application consulted Alt. 596-46 he would have noted from the plans and the application that a sprinkler system was required; that the owner acted in good faith; that the building and fire departments have carelessly discharged their duties; that to now demand a two source sprinkler system imposes considerable hardship upon the owner as it is two years since the original negotiations for the sprinkler installation took place and the owner now has no control over the actions of the contractor; that some of the preparatory work would have to be duplicated and costs of material and labor have considerably increased over 1946; that there would be no appreciable increase in the fire protection by the addition of the second source of supply; that the present water supply is adequate;

that connection to a second street main is not feasible as the property is located on an interior lot; that a second connection to the same main would add nothing in the event of a break in the street main; that the business conducted on the premises is non-hazardous; that the process does not involve the use or storage of any inflammable paints or materials; and

WHEREAS, the applicant has filed a copy of a communication dated August 18, 1948 signed by the borough superintendent addressed to the contractor stating that the sprinkler system installed has been tested by the fire department and inspected by the department of housing and buildings and found to comply with all the requirements of the rules and regulations; that a copy of a communication dated July 18, 1947 signed by the fire department stating that upon inspection of the sprinkler system it was found that the system had been satisfactorily completed as per Plan 53-46; and

WHEREAS, the applicant has filed a certificate from the Department of Water Supply, Gas and Electricity dated September 23, 1948 indicating that a flow test on the 8 in. city main in the east side of Third avenue in front of the premises indicates a static pressure of 54 lbs. per sq. in., a residual pressure of 54 lbs. per sq. in., a discharge pressure (2 1/4 in. nozzle) of 14 lbs. per sq. in., with 500 gallons per minute flowing and 47 lbs. per sq. in. with 930 gallons per minute flowing.

Resolved, that the decision of the borough superintendent, acting on amendment to Sprinkler Applic. 53-46, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the subdividing partition separating two occupancies as indicated on plans filed with this appeal, marked "Received September 23, 1948" (3 sheets) shall be maintained without openings therein; that such wall shall continue from the floor to the underside of the roof boarding at all points; that the sprinkler system shall comply with the requirements of the Building Code for a one-source sprinkler system; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

621-47-A

APPLICANT—Maurice G. Usan, for Lillian M. Corridan, owner.

SUBJECT—Application reopened April 6, 1948—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, north-east corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Maurice G. Usan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 2 p.m. at request of applicant.

515-48-A

APPLICANT—LeRoy P. Ward, for G. Schirmer, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets, (ground floor); (Block 2292, Lot 7); Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to November 9, 1948 at 2 p.m. at written request of applicant.

ZONING APPLICATION

462-44-BZ

APPLICANT—Walter Lang and Son, Inc., for Walter

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Lang and Son, Inc. and Macoy Holding Corporation, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the Commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station.

PREMISES AFFECTED—3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry E. Lang.

For Administration: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (462-44-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station, affecting premises 3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn, was granted by the Board on October 17, 1944, on certain conditions; and

WHEREAS, on July 27, 1945, the Board approved the plans as being in substantial compliance with the requirements of the resolution adopted on October 17, 1944; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 12, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 17, 1944, as *amended* November 12, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution.”

Adjourned: 2:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 27, 1948, as they appeared in Bulletin No. 31, Vol. 33, are hereby corrected to read as follows:

641-48-A

APPLICANT—William J. Burke, for Northerest Gardens Corp., owner (Interboro Theatre Circuit, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7828-7844 Parsons boulevard, southwest corner of 78th road (Block 6815, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Samuel L. Malkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (641-48-A)

WHEREAS, William J. Burke, for Northerest Gardens Corp., owner, Interboro Theatre Circuit, Inc., lessee, filed July 2, 1948, an appeal from a decision of the borough superintendent, affecting premises 7828-7844 Parsons boulevard, southwest corner of 78th road, (Block 6815, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1948, re Misc. Applic. 2902-48, reads:

“2. Provide a gravity tank supply for standpipe. Sec. 12.17.5.”

and

WHEREAS, the applicant states the building is one and two stories, 44 ft. in height, 147 ft. irregular by 58 ft. irregular in area, Class 1 construction, on a lot 185.25 ft. by 100 ft. in area, located in a business use, D area, Class 1½ height districts; proposed to be used and occupied as a theatre, 1080 persons and in the store section, as follows: 1st floor, stores, 10 persons; 2nd floor, offices, 14 persons; that the building will be equipped with a standpipe system; and

WHEREAS, the applicant states the structure will consist of a one-story theatre, 44 ft. in height and two-story section used for stores and offices and a one-story section to be occupied as a store; that the proposed structure meets the requirements for exemption under Section 12.17.5 except that more than 10% of the area is used for stores and part of the structure is more than one story in height; that the parts of the structure to be used other than for the motion picture theatre will be separated from the theatre by fireproof construction, so that in effect the theatre is a complete structure; that in order to obviate an unsightly roof tank and avoid excessive expense, it is proposed to install an approved type booster pump with a capacity of 500 gallons per minute with pressure of 50 lbs. per sq. in. at highest hose outlet; that the pump will feed from a 4 in. connection and 4 in. tap to a 12 in. main in Parsons boulevard, having a pressure of 35 lbs. at curb level; that the installation will comply with Art. 17 of the Administrative Code; that the system will be subjected to a test of 300 lbs. at siamese and 100 lbs. at hose outlet; that the proposed installation will afford much greater protection and be more effective than a gravity tank supply; and

WHEREAS, the applicant has filed a communication dated July 15, 1948, from the Dept. of Water Supply, Gas and Electricity, stating that the 12 in. main in Parsons boulevard has a normal pressure at curb level of 35 lbs. per square inch and is fed two ways with valves conveniently located; and

WHEREAS, the plans filed with this appeal indicate that the 12 in. main in Parsons boulevard connects to an 8 in. main at 79th avenue and a 30 in. at Union turnpike on the south and an 8 in. main on 78th road on the north and that in addition to the existing shut-off valves located to the south of the proposed 4 in. tap on Parsons boulevard, it is proposed to install an additional shut-off valve to the north of the proposed 4 in. tap.

Resolved, that the decision of the borough superintendent, dated June 30, 1948 on Misc. Applic. 2902-48, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the installation of the proposed booster pump shall comply in all respects with the requirements therefor; that the shut-off valve on the 12" street main of Parsons boulevard shall be located at a point as may be determined by the Department of Water Supply, Gas and Electricity; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the building shall be maintained as proposed and as indicated on plans filed with this appeal marked “Received July 2, 1948,” five sheets, and marked “Received July 22, 1948,” one sheet.

* Correction—The word “fire” changed to “booster” in line 62 of the resolution.

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 28, 1948, as they appeared in Bulletin No. 40, Vol. 33, are hereby corrected to read as follows:

38-46-BZ

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine and Jacob Aisenberg, Park Center Realty Corp., owners.

SUBJECT—Application reopened July 20, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted; (previously withdrawn).

PREMISES AFFECTED—1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16). Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and J. Aisenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (38-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted, affecting premises 1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx, was withdrawn, without prejudice, on March 26, 1946, in order to institute proceedings before the City Planning Commission for rezoning of the block from D area to B area district, C.P. 5611; and

WHEREAS, such proceedings have been held and the City Planning Commission has denied the application for rezoning from D area to B area district, C.P. 5611; and

WHEREAS, the applicant requested reopening of this application and further consideration; and

WHEREAS, this case was reopened by vote of the Board on July 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the use district maps accompanying the zoning resolution show that White Plains road is in residence and retail use, D area and Class 1 height districts; Union Port road is in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 2nd, 1948 on amendment to N.B. Applie. 1-46, reads:

"Amendment disapproved with the following objection:

16. The proposed construction of a building to occupy the entire area of this lot, in a D area district, is contrary to Art. 4, Sec. 14(c) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175.3 ft. frontage by 200 ft. in depth, irregular, on

which it is proposed to erect a building 175.3 ft. front by 200 ft. in depth, irregular, typical floor 125 ft. front by 210 ft. in depth, one and two stories, 15, 25 and 40 ft. in height, of Class 1 and 3 construction; that it is proposed to erect the building as a theatre, stores and offices; and

WHEREAS, the applicant contends that this is an application to permit the erection of a theatre and store building to occupy about 97% of the plot; that the theatre will be located in about the center of the plot with its lobby leading to Unionport road, that the Unionport road frontage will be developed with a one and two-story store and office building and the White Plains road and East Tremont avenue frontage with a one-story store building; that an exit court from the theatre will be provided to White Plains road, as shown on plans; that the entire block formed by Unionport road, White Plains road, Guerlain street and East Tremont avenue is owned by the same interests as the subject premises; that the adjoining plot to the south of the site in question, Lots 23 and 40 are now developed with a one-story store occupying 100% of area of these plots, having been erected prior to the zoning amendment; that this entire block was formerly zoned for business use and B area, except for a minor portion through the center which was zoned for residence use; that in April 26, 1945, the block was rezoned to all residence use and D area, subsequently in November 29, 1945, it was further rezoned to a retail use district but maintained the D area, which is the present zoning of this plot; that this Board granted a zoning variance in connection with Lots 23 and 40 under Cal. 194-41-BZ to permit the former residential area within the affected plot to be used for business; that consideration and relief as to area coverage are requested under section 21 in view of the unique and unusual circumstances surrounding this plot and as the present zone area requirements are causing practical difficulties and unnecessary hardships; that the proposed uses of the plot are in full conformity with the zoning resolution and no adjoining premises are to be affected by this development; that leaving open area on this plot would not contribute any open spaces for the common benefit of anyone and would deprive the owner of a reasonable and beneficial use of his property; that the real estate assessment for this entire block is predicated on its use as commercial property, which ordinarily does not require large open spaces and the value of the property is predicated on the full use of its area as was permitted when originally purchased and when the previous building was constructed on Lots 23 and 40; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area and is, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the construction of a theatre and store buildings as proposed and as indicated on plans filed with this application marked "Received August 6, 1948," two sheets, except that the court width relating to the theatre shall be as indicated on revised plans marked "Received September 27, 1948," two sheets, and such plans further revised by omitting any doors from the stores to the court to the end that the entire court for the full width of 15 ft. as indicated shall be solely for use as theatre exits through to White Plains road; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

* Correction—The dimensions of the plot and the proposed building corrected to read as printed above.

RULES

RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 3, 1939, EFFECTIVE IN ACCORDANCE WITH SECTION 666, PARAGRAPH 2, OF THE NEW YORK CITY CHARTER, FEBRUARY 27, 1939, AS AMENDED DECEMBER 4, 1942, EFFECTIVE DECEMBER 28, 1942, AS AMENDED SEPTEMBER 10, 1946, EFFECTIVE OCTOBER 7, 1946 AND AS AMENDED ON FEBRUARY 10, 1948, EFFECTIVE MARCH 8, 1948.

(835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4. and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connection to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus.

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

RULES

EXTRACTS FROM THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK, RELATING TO REFRIGERATING SYSTEMS

General Provisions

§C19-2.0. Definitions.

Unless otherwise expressly stated, whenever used in this chapter the following terms shall respectively be deemed to mean:

34. Refrigerating system, a combination of apparatus in which a refrigerant is circulated for the purpose of extracting heat.

(a) The parts of the system are the compressor, generator, condenser, absorber, receiver, shell type or tube type apparatus, pipes, vessels, or other parts, containing refrigerant.

(b) Direct refrigeration, a system in which the refrigerant is circulated to the substance or space refrigerated.

(c) Indirect refrigeration, a system in which brine cooled by the refrigerator is circulated to the substance or space refrigerated.

(d) Refrigerant is the chemical agent other than brine used to produce refrigeration.

(e) Irritant refrigerant, any refrigerant which when breathed, attacks the throat or lungs.

(f) Hydrocarbon refrigerants, any refrigerant of the hydrocarbon class.

(g) Flammable refrigerant, any refrigerant which will burn or explode when mixed with certain proportions of air.

(h) Refrigerating machinery room, a room in which is located a refrigerating system containing refrigerant, but not including expansion coils when located in cold storage rooms or expansion coils when located in refrigerator boxes.

(i) Factor of safety, the multiple three and one-third ($3\frac{1}{3}$), the product of which and the test pressure, constitutes the probable rupture pressure.

(j) Pressure imposing element, that apparatus which draws the refrigerant from the low pressure or low temperature side of the system and discharges it into the high pressure or high temperature side of the system.

(k) Pressure limiting device, a pressure or temperature responsive mechanism for automatically stopping the operation of the pressure imposing element.

(l) Brine, any liquid which having been cooled by the refrigerating system is used for the transmission of heat.

(m) Pressure relief device, a pressure relief valve, a rupture member, fusible plug or other approved device for relieving the pressure.

(n) Pressure relief valve, a valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

(o) Rupture member, a device that will automatically rupture at a pre-determined pressure.

(p) Liquid receiver, a vessel permanently connected to a system by inlet and outlet pipes for storage of a liquid refrigerant.

(q) Container, a cylinder for the shipment of refrigerant constructed to conform to the regulations of the Interstate Commerce Commission.

(r) Mixer, a vessel or device in a system for mixing the ammonia or other soluble vapor with water.

(s) Stop valve, a cut-off valve for use during normal operation.

(t) Service valve, a key-operated shut-off valve used only during shipment, installation or repairs.

(u) Fusible plug, a device having a pre-determined-temperature fusible member for the relief of pressure.

§C26-235.0. Definitions.

(a) Public Buildings. Public buildings are structures or parts of structures in which persons congregate for civic, political, educational, religious or recreational purposes, or in which persons are harbored to receive medical, charitable or other care or treatment, or in which persons are held or detained by reason of public or civic duty, or for correctional purposes, including among others, court houses, schools, colleges, libraries, museums, exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, club houses with more than five sleeping rooms, dance halls, theatres, bath houses, hospitals, asylums, armo-

ries, fire houses, police stations, jails and passenger depots.

(b) Residence Buildings. Residence buildings are structures or parts of structures in which sleeping accommodations are provided, except such as may for other reasons be classed as public buildings, including multiple dwellings as defined in the Multiple Dwelling Law.

(c) Commercial Buildings. Commercial buildings are structures or parts of structures, which are not public buildings or residence buildings, including among others, office buildings, factory buildings, salesrooms (stores), markets, restaurants, warehouses, freight depots, car barns, stables, garages, motor vehicle repair shops, factories laboratories, smoke houses, grain elevators, coal pockets, central station power plants and electric sub-stations.

Bonds and Fees.

§C19-24.0. Fees and Permits.

Applicants for permits under the provisions of this chapter shall pay annual fees as follows:

35. Refrigerating systems:

Class A systems	\$20.00
Class B systems	10.00
Class C systems containing over six pounds of refrigerant	5.00
Class C systems containing six pounds or less of refrigerant	1.00

Refrigerating Systems

C19- 96.0.	Permits.
C26-214.0.	Supervision.
C19- 97.0.	Classification.
C19- 98.0.	Permissible locations.
C19- 99.0.	Refrigerating machinery rooms and ventilation.
C19-100.0.	Open flames and electrical equipment.
C19-101.0.	Testing.
C19-102.0.	Piping.
C19-103.0.	Safety devices.
C19-104.0.	Size of safety devices.
C19-105.0.	Location and discharge of safety devices.
C19-106.0.	Operating precautions.
C19-107.0.	Equipment diagrams.

§C19-96.0. Permits.

(a) Except as hereinafter provided in this article it shall be unlawful to maintain or operate a refrigerating system without a permit.

(b) A permit will not be required for a Class C system when maintained or operated in the residence portion of a dwelling containing not more than two families, or in the residence portions of either a tenement house or a business building.

(c) It shall be unlawful to maintain or operate any refrigerating system employing a refrigerant other than those specified in this article without a permit issued upon such conditions, consistent with the provisions of this article, as are deemed by the fire commissioner necessary in the interest of public safety.

NOTE:—The Fire Commissioner issued under date of May 20, 1946, as amended through November 12, 1947, the following instructions to inspectors:

1. That the refrigerants dichlorodifluoromethane, known at "Freon" ("Kinetic No. 12" also "F-12") CCL_2F_2 , dichlorotetrafluoroethane ("F-114") $\text{C}_2\text{CL}_2\text{F}_4$, monofluorotrichloromethane ("F-11") CFCL_3 , dichloromonofluoromethane known as (F-22) CHCLF_2 , and trichlorotrifluoroethane known as (F-113) $\text{C}_2\text{CL}_2\text{F}_3$ are non-inflammable and non-irritant, unless otherwise hereinafter provided, and shall be regulated in accordance with the provisions of Article 18 of Chapter 19 of the Administrative Code of the City of New York; EXCEPT:

(a) When used in a room or rooms in which there is an open flame or apparatus to produce an open flame, then the provisions of said article covering irritant refrigerants shall apply.

(b) That systems containing more than six (6) lbs. of F-21 or F-113 be confined to separate machinery rooms in accordance with Section C19-99a, Administrative code.

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2. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 are restricted to parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

3. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 used for air conditioning are restricted to the indirect method except that the direct method may be used in parts of a building so specified in Section C19-98.0 (b) for refrigerants other than non-irritant and non-flammable.

4. Except as otherwise provided in these rules, refrigerating systems employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in or on the stairways, halls, lobbies, entrances, exits or auditoriums of any building, provided that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and maintained where such systems do not obstruct any means of egress. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

5. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 shall not be installed or maintained in a hospital, unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame shall be employed, except that the Class "C" system containing not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-2 or F-113 may be used in a diet kitchen which shall be cut off from the rest of the building by a tight fitting self-closing door or doors and provided with a window or windows to the outside air. All open flames, and/or apparatus for producing an open flame, in diet kitchens where these refrigerants are used shall be vented to the outside air as hereinafter required in Paragraph 8.

6. That refrigerating systems employing F-11; F-12; F-21; F-22; F-113 or F-114 may be installed or maintained in a hospital private room, having tight partitions and tight fitting self-closing door or doors and where not more than two persons are helpless and/or given medical treatment, provided there is no open flame and/or apparatus for producing an open flame in such room and when the system contains not more than 10 pounds of F-11; F-12; F-22; F-114; or not more than six (6) pounds of F-21 or F-113 and *except* that portable oxygen tents containing a hermetically sealed refrigerating system with a hermetically sealed lubricating arrangement employing not more than two (2) pounds of F-12 may be used in the wards of hospitals provided that

(a) the electrical equipment of such unit shall conform with the requirements of the Department of Water Supply, Gas and Electricity and a statement to that effect has been filed with the Fire Commissioner; and

(b) while such unit is in operation there is an attendant present and there is no open flame in the ward; and

(c) when the unit is not in use, it shall be stored in a separate fireproof room provided with tight-fitting self-closing fire door and with a window to the outside air.

(d) No person shall be permitted to smoke in any room or enclosed space where such unit is operated, stored or maintained.

7. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113; or F-114; shall not be installed or maintained in a theatre or motion picture theatre unless the entire system is confined in a fireproof machinery room, used for no other purpose, and in which no open flame or apparatus to produce such open flame shall be employed except that, Class "C" systems containing not more than ten pounds of F-11; F-12; F-22; or F-114; or not more than six pounds of F-21; or F-113, may be installed in a rest room, smoking room or lounging room, provided that in such rooms no open flame or apparatus to produce such open flame shall be employed, and, except that, Class "C" hermetically sealed unit systems containing not more than four pounds of F-12 may be installed and main-

tained in a theatre or motion picture theatre provided no open flame or apparatus to produce such open flame shall be employed in the section of such theatres where such systems are maintained and provided further that such systems shall not obstruct any means of ingress to or egress from such theatres. In lieu of a Class "C" hermetically sealed unit system as provided in this section a system (drink dispenser) containing not more than four pounds of refrigerant may be installed and maintained provided all fittings on the compressor and the receiver are soldered, and further provided it is located where (1) there is sufficient ventilation, (2) there is no open flame, and (3) it does not obstruct a means of egress. Servicing or repairs on the refrigerating unit shall not be made on location.

8. That a refrigerating system employing F-11; F-12; F-21; F-22; F-113 or F-114, when used in a room or rooms in which there is an open flame or apparatus to produce such open flame, such open flame and/or apparatus shall be provided with a hood and independent mechanical ventilation so arranged as to convey all the products of combustion to the outside of the building. This provision shall apply only to diet kitchens of hospitals and to Class "C" systems in schools, churches, dance halls, court rooms, police stations, jails, asylums, subways, passenger depots, rooms opening into passenger depots and/or subways and such other places as are deemed by the Fire Commissioner necessary in the interest of public safety.

9. That, except for Class "C" systems located in rooms in which no open flame or apparatus to produce such flame shall be employed containing not more than ten pounds of refrigerant, each refrigerating machinery room in any building in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be maintained vapor-tight and provided with tight fitting, self-closing doors, in accordance with Section C19-99.0 (a).

10. That each refrigerating machinery room in which F-11; F-12; F-21; F-22; F-113 or F-114 is used, shall be adequately ventilated directly to the outside air in accordance with Section C19-99.0 (b), 1, 2, 3 and 4.

11. Test pressures and setting of safety valves for systems employing F-11; F-12; F-21; F-22; F-113 or F-114, shall be included in Section C19-101.0 as follows:

Refrigerant	Column No. 1	Column No. 2	Column No. 3
F-11	25	15	15
F-12	180	120	135
F-21	50	20	35
F-22	300	170	230
F-113	12	12	12
F-114	60	30	30

12. That the size of pressure relief valves for systems in which F-11; F-12; F-21; F-22; F-113 or F-114 is employed, shall be as follows:

Capacity of System	Number Required
Up to 30 tons	One ½ inch
30 to 60 "	One ¾ "
60 to 100 "	One 1 "
100 to 175 "	One 1¼ inches
175 to 250 "	One 1½ "
250 to 450 "	One 2 "
450 to 900 "	Two 2 "

13. That the storage of F-11; F-12; F-21; F-22; F-113 or F-114 shall conform with Section C19-106.0 (c)-5 for other refrigerants.

14. That all other sections or parts of Article 18 of the Refrigerating Code not so mentioned, shall be complied with.

15. That refrigerating systems employing F-11; F-12 or F-114, installed prior to May 19, 1932, shall be inspected, and if found to comply with the rules, or if in the opinion of the Fire Commissioner, the installations are of a non-hazardous character, a permit may be issued. Installations which have been made in hospitals, theatres, asylums and places of public assembly shall be made to comply strictly with these rules.

§C26-214.0. Refrigeration System Operators; Certificate of Qualification.

(a) It shall be unlawful to maintain or operate in any building any refrigerating system containing more than fifty (50) pounds of refrigerant except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate

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of qualification from the superintendent to operate such a system. Where the system contains two hundred (200) pounds or less of refrigerant and is fully automatic, only one qualified operator will be required.

(b) It shall be unlawful to maintain or operate in a public building or exhibition hall any Class C system permitted for exhibition or demonstration purposes except under the personal supervision, direction or control of either a duly licensed engineer or a person who has obtained a certificate of qualification from the superintendent to operate such a system.

(c) Upon receipt of such certificate the applicant therefor shall pay an annual license fee as follows: For the initial fee \$5, and for renewal thereof the sum of \$1 provided application for such renewal be made within thirty days prior to the expiration of such certificate. Any such certificate may be revoked or suspended for cause at any time by the superintendent. Refrigerating systems shall require a licensed operator at all times when the system is in operation; and that when the switch is thrown and the system is not in operation, the premises must be under the surveillance of a competent person or watchman service.

Note—This rule applies to systems containing more than 50 pounds of refrigerant and not fully automatic, and to all systems containing more than 200 pounds of refrigerant.

§C19-97.0. Classifications.

(a) The total amount of refrigerant common to a system operating through one or more evaporators, shall be considered the capacity of the system and determine its class.

(b) A Class A system is a system containing one thousand (1,000) pounds or over of refrigerant, or capable of thirty (30) tons capacity or over.

(c) A Class B system is a system capable of less than thirty (30) tons capacity, or containing less than one thousand (1,000) pounds of refrigerant and more than amounts provided for in a Class C system.

(d) A Class C system is a system containing not more than twenty (20) pounds of refrigerant.

§C19-98.0. Permissible Locations.

(a) It shall be unlawful to install any Class A or Class B systems in any public building as defined by subdivision a of section C26-235.0 of the code, until plans have been filed with and approved by the fire commissioner, and no refrigerant shall be placed in the system until a permit has been obtained from the fire commissioner.

(b) The direct method of refrigeration shall not be used in any building, whether or not a permit is required for installation therein, outside of the refrigerating machinery room except in buildings used exclusively for ice making or for refrigerating purposes, or when such method is not carried above the first floor in business buildings, or in the business sections of business buildings provided the entire system is confined to one floor in the space occupied by a single tenant, or in the business section of a residence building when not carried above the first floor, or in a residence building occupied by not more than two families, or in any building provided a non-irritant and non-flammable refrigerant is used. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(c) It shall be unlawful to use brine in any brine circulating system that will generate flammable vapor at a temperature below 100 degrees Fahrenheit when tested in a Tagliabue open cup tester, and no refrigerant shall be used as a brine.

(d) It shall be unlawful to install or maintain a Class A system using ammonia in any building above the first floor level unless such building is used exclusively for ice making or refrigerating purposes. The provisions of this subdivision shall not apply to a building in which installation was made prior to December 13, 1927.

(e) Systems on demonstration in exhibition halls shall be limited to the unit type containing not more than ten (10) pounds of refrigerant.

(f) It shall be unlawful to install or maintain a refrigeration system employing an irritant or inflammable refrigerant in or on:

1. The stairways, halls, lobbies, entrances, exits or auditoriums of any building;

2. Dance halls, court rooms, police stations, jails, subways, theatres, or motion picture theatres;

3. Waiting or public rooms in a railroad passenger depot or rooms opening directly therein;

4. Rooms opening directly into a subway, or theatre, or motion picture theatre, or where persons are detained or confined;

5. A school, unless the refrigerating system is used exclusively for instruction or research purposes;

6. A hospital or asylum in which persons are confined or given medical treatment or helpless. Unless otherwise required by this section, such refrigerating system shall be cut off from the building by unpierced fireproof construction. The foregoing provisions do not apply to hermetically sealed unit systems containing not more than six (6) pounds of refrigerant when located in dance halls, police stations, diet kitchens of hospitals, schools, or laboratories, and when located in rooms shut off from the rest of the building by tight partitions and tight-fitting, solid, self-closing doors and located in a room having a window to the outside air.

(g) An intermittent absorption type of refrigerating machine shall not be permitted in a Class A system. Such a type machine shall be permitted in a Class B system only when a heating medium of low pressure steam is used in its operation.

(h) The use of methyl and ethyl chloride, sulphur dioxide, or a hydro-carbon refrigerant will not be permitted in Class A systems.

(i) A Class B system using ethyl chloride or a hydro-carbon refrigerant shall not be installed or maintained in the Borough of Manhattan or in other built-up sections of the city. Elsewhere, it shall be installed or maintained only in a fireproof building of not more than one story in height, and shall be located on the ground floor, which shall be of unpierced fireproof construction. The refrigerating machinery room shall be cut off from the rest of the building by unpierced fireproof walls of not less than eight inches (8") of brick and six inches (6") of reinforced concrete. Direct exit therefrom leading to the open air and not to any other part of the building shall be maintained and shall be provided with vapor-tight, self-closing, fireproof doors.

§C19-99.0. Refrigeration Machinery Rooms and Ventilation.

a. Refrigerating machinery rooms.

1. All refrigerating machinery rooms in which an irritant refrigerant is used shall be maintained vapor-tight except that all doors which open to other parts of the building shall only be required to be self-closing and close fitting, and shall be kept closed at all times, except during entrance or exit. All other openings that may permit the passage of vapor to other parts of the building shall be vapor-tight and kept closed. No opening from elevator shafts shall be permitted in the refrigerating machinery room. This provision, however, shall not apply to dumbwaiter shafts the door openings of which are protected with self-closing fire doors or to a system containing less than six (6) pounds of refrigerant. Closets solely contained within and opening only into the refrigerating machinery room shall be considered as part of the room in which it opens.

2. In Class A and Class B systems in which an irritant refrigerant is used, the doors of the refrigerating machinery rooms shall open outwardly.

b. Ventilation.

1. Each Class A, B and C refrigerating machinery room of any system shall be independently provided with means for adequate ventilation to the outer air. The ventilation shall consist of a window or windows opening directly to the open air, or mechanical means capable of exhausting the foul air from the room.

2. When a window or windows are used, if placed in opposite walls so as to provide a through air circulation to the outer air, a total area of inlet and outlet, respectively, of not less than that specified in Column D of the table in subdivision 4 shall be provided. When a window or windows are placed in one wall a total area shall be provided not less than that specified in Column E of such table.

3. When mechanical means are used they shall consist of a power-driven exhaust fan of the enclosed caseblower type which shall be capable of removing from the refrigerating machinery room the entire volume of air in the room in not more than ten (10) minutes.

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erating machinery room the amount of air specified in Column B of the table in subdivision 4. The inlet to the fan shall be located near the refrigerating equipment. The outlet from the fan shall terminate not less than six (6) feet above the sidewalk and in no case under a stairway or fire escape. Where air ducts are used on either the inlet or discharge side of the fan they shall each have an area not less than that specified in Column C of such table. Sharp bends in the run of the ducts shall be avoided. The control for such mechanical means of ventilation shall be easily accessible and located outside of the refrigerating machinery room.

4.

	Pounds of Refrigerant in System	Mechanical Cu. Ft. per Minute Discharge	Window-Mechanical Sq. Ft. Duct Area	Window-Area in Sq. Ft. for each Opposite Side	Window-Area in Sq. Ft. for One side Only
	A	B	C	D	E
Up to ...	20	150	1/4	1	6
	50	250	1/3	1 1/2	12
	100	400	1/2	2	16
	150	550	2/3	2 1/2	19
	200	680	2/3	3	25
	250	680	1	3 1/2	29
	300	900	1	4	32
	400	1,100	1 1/4	4 1/2	38
	500	1,275	1 1/4	5	42
	600	1,450	1 1/2	6	45
	700	1,630	1 1/2	6 1/2	48
	800	1,800	2	7	51
	900	1,950	2	7 1/2	55
	1,000	2,050	2	8	59
	1,250	2,350	2 1/4	9	68
	1,500	2,800	2 1/2	11	78
	1,750	3,150	3	12 1/2	87
	2,000	3,500	3 1/2	14	95
	2,500	4,150	4	16	113
	3,000	4,500	4 1/2	18	130
	4,000	6,000	6	24	167
	5,000	7,500	7 1/2	30	204
	6,000	9,000	9	36	241
	7,000	10,500	10 1/2	42	278
	8,000	12,000	12	48	315
	9,000	13,000	13	52	342
	10,000	14,000	14	56	360
	12,000	17,000	17	68	425
	14,000	19,000	19	75	470
	16,000	22,000	22	86	540
	18,000	24,000	24	92	580
	20,000	26,500	26	100	630
	25,000	33,000	33	121	760
	30,000	39,000	39	142	870
	35,000	44,000	44	155	940
	40,000	51,000	51	176	1,060
	45,000	56,000	56	190	1,120

Note—Door openings leading directly to the open air shall be considered equivalent to windows for the requirements specified in columns "D" and "E" of this table.

5. Where a non-irritant or non-inflammable refrigerant is employed, the requirements as given in the table in subdivision 4 may be reduced by one-half. When air or water is employed as the refrigerant no ventilation shall be required.

6. In lieu of mechanical means of ventilation in refrigerating machinery rooms where a Class A system or a Class B system using ammonia is installed, a water deluge may be provided which shall consist of a sprinkler system having open heads of not less than one-quarter inch (1/4") orifice spaced not more than eight feet apart in any direction, and such system shall be located above all the refrigerating apparatus and piping in the refrigerating machinery room. Not more than one head shall be installed on a 3/4-inch pipe; five heads on a 1-inch pipe; six heads on a 1 1/4-inch pipe. The deluge system shall be permanently connected with the main house supply or other assured source from which a constant water pressure of not less than twenty pounds per square inch can be maintained on the inlet side of the main control valve or valves at all times. The control valve or valves for such water deluge system shall be manually operated and easily accessible, and shall

be labeled and located outside of the refrigerating machinery room.

§C19-100.0. Open Flames and Electrical Equipment.

a. Open flames.

No fire-flame or arc light will be permitted in a Class A or B refrigerating machinery room in which a flammable refrigerant is used.

b. Electrical equipment.

1. All Class A and B refrigerating systems containing more than fifty (50) pounds of refrigerant shall have an emergency switch controlling all of the electrically-operated refrigerating machinery or the remote control of such a switch located outside of the refrigerating machinery room where it can be quickly reached and operated in case of necessity.

2. Where the operating mechanism in any system is dependent upon electrical control, such control in a pressure limiting device shall be on a closed circuit. Nothing herein contained shall require a hand reset on an automatic type of refrigerating machine.

§C19-101.0. Testing.

Every part of any refrigerating system, except pressure gauges and control mechanism shall be tested to at least the following pressures: Class A and B systems containing over fifty (50) pounds of refrigerant shall be tested after installation and proved tight before being operated. A dated declaration of such test, signed by the tester, shall be posted in the machinery room.

Refrigerant	Col. 1 High Pressure Side	Col. 2 Low Pressure Side	
		With Safety Valves	Without Safety Valves
Carbon dioxide	1,500	750	1,000
Ethane	1,050	520	760
Ammonia	300	150	225
Propane	250	115	175
Methyl chloride	155	80	120
Sulphur dioxide	135	100	100
Iso-butane	90	45	70
Butane	75	35	50
Ethyl chloride	30	15	25
Dichloromethane	12	12	12
Dichloroethylene	12	12	12
Trichloroethylene	12	12	12

§C19-102.0. Piping.

a. Piping.

1. All piping, liquid receivers or vessels containing the refrigerant, shall be supported on or by strong and durable materials. This provision shall not apply to Class C installations.

2. The arrangement of stop valves, relief devices, and other similar devices, when used shall be as shown on the diagram for Class A and B systems in section C19-107.0 of the code.

3. Every system which may be charged after installation shall have the charging connection located on its low pressure.

b. Gauge glasses.

Liquid level gauge glasses, except those of the bull's eye type, shall have automatic closing shut-off valves and such glasses shall be adequately protected against injury by slotted metal casings.

§C19-103.0. Safety Devices.

a. Construction and setting.

1. Pressure relief valves, pressure limiting devices and rupture members shall be set to prevent the pressure from exceeding the test pressure. The pressure at which the device is set to function shall be indicated thereon. (See section C19-101.0 of the code, columns 1 and 2 of table.)

2. Fusible plugs shall relieve the pressure at a temperature not exceeding 280 degrees Fahrenheit.

b. Use of stop valves.

1. It shall be unlawful to locate a stop valve between a pressure relief device or pressure limiting device and the part of the system protected thereby, unless two pressure

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relief devices of required size are used, and so arranged that only one pressure relief device can be cut off for repair purposes at any one time.

2. A Class B system in which no stop valves are used and in which the pressure will equalize throughout the system when the pressure imposing element is not in operation may be protected by only one pressure relief device located on the high pressure side.

c. Ammonia mixer.

1. The low pressure side of a Class A ammonia system shall be provided with a hand-operated valve for discharging the ammonia into water through a mixer to the sewer in case of emergency.

2. The ammonia mixer shall be constructed of steel and shall be capable of withstanding a pressure of at least fifty (50) pounds per square inch.

3. It shall be unlawful to locate a valve in the ammonia emergency discharge line, except for the manually-operated valve discharging into the water and ammonia mixer, but there may be one stop valve located inside the building for repair purposes only. This valve shall be sealed open and labeled "Keep Open."

4. The manually operated pressure relief valve shall be located in a locked box which can be opened by members of the Fire Department by means of a Fire Department key. The door of the box shall be on the public thoroughfare side of the building in an easily accessible location and not less than eighteen (18) inches or more than five (5) feet above the sidewalk level. The box shall be permanently labeled with letters of not less than one (1) inch reading "For Fire Department Use Only." The relief valve shall be labeled "Ammonia." A sign shall be posted within the box reading "Do Not Open Valve Until Water Is Flowing."

5. A single standard three (3) inch fire department connection shall be provided through which the necessary water may be supplied to the mixer. The fire department connection shall be located near the box and not less than eighteen (18) inches or more than twenty-four (24) inches above the sidewalk level and shall be permanently labeled having letters not less than one (1) inch high reading "To Ammonia Mixer." A check valve so set as to prevent gases from reaching the fire department connection shall be installed in the water line between the fire department connection and the water and ammonia mixer.

6. The fire department shall have sole use of the mixer and supply the necessary water.

7. In systems using over twenty-seven thousand (27,000) pounds of ammonia there shall be provided one additional water and ammonia mixer for each twenty-seven thousand (27,000) pounds of ammonia or fraction thereof so used in excess.

8. The ammonia mixer and its connection for a Class A system shall conform to the diagram in section C19-107.0 of the code.

§C19-104.0. Size of Safety Devices.

(a) The size of pressure relief valves shall be as follows:

Capacity of System	CO ₂ and Ethane, No. Req., Size	Other Refrigerants No. Req., Size
Up to 30 tons	1—1½"	1—1½"
30 to 60 tons	1—1½"	1—¾"
60 to 100 tons	1—1½"	1—1"
100 to 175 tons	1—1½"	1—1¼"
175 to 250 tons	1—¾"	1—1½"
250 to 450 tons	1—1"	1—2"
450 to 900 tons		2—2"

(b) Where rupture members are permitted and used, the equivalent area of the relief valve specified must be provided.

(c) Fusible plugs may be used on all Class C systems and on all Class B systems of the hermetically sealed compression type containing not more than fifty (50) pounds of refrigerant. The free discharge opening shall be one-sixteenth (1/16) inch in diameter.

§C19-105.0. Location and Discharge of Safety Devices.

a. Location.

A pressure limiting device shall be provided on the high

pressure side of each water-cooled refrigerating system containing more than six (6) pounds of refrigerant. A pressure relief valve shall be provided on the high pressure side of each water-cooled refrigerating system containing twenty (20) pounds or more of refrigerant, but it shall not be necessary to discharge the refrigerant to the outside air or water tank from any such refrigerating system containing fifty (50) pounds or less of refrigerant, any other provision of part 1, of this title, to the contrary notwithstanding.

b. Location and discharge of safety devices.

1. Each compressor or generator of a Class A or B system containing more than 100 pounds of refrigerant shall be protected by a pressure relief valve connected into the high pressure side between the main stop valve and the compressor or generator to relieve excessive pressure as hereinafter provided.

2. A rupture member may be substituted for the relief valve in CO₂ systems or systems operating below atmospheric pressure.

3. Shell type apparatus such as liquid receivers, condensers, evaporators, liquid separators and absorbers of Class A and Class B systems containing more than fifty (50) pounds of refrigerant, and Class B systems containing fifty (50) pounds or less of refrigerant which can be shut off by stop valves, shall each be equipped with a pressure relief valve discharging as hereinafter provided.

4. Class C systems and Class B systems containing fifty (50) pounds or less of refrigerant so constructed that, when subjected to abnormal outside temperature such as that generated in a fire, they may burst due to the expansion of the refrigerant, shall be protected by a pressure relief device.

5. A pressure relief valve shall be required on the low pressure side of a Class B system into which the relief valve or valves on the high pressure side discharge, as so shown on equipment diagram of section C19-107.0 of the code.

c. Discharge of pressure relief valve.

1. Where ammonia is used in Class A systems, the discharge from relief valves must be conducted to the outside atmosphere or into that part of the low pressure side protected by the mixer as specified in subdivision C, of section C19-103.0 of the code. If it is discharged to the outside atmosphere it must be piped above the roof or not less than 12 feet above the grade. The discharge pipe shall be not less than the size of the relief valve outlet. The discharge from more than one relief valve may be run into a common header, the area of which shall be equal to the area of the pipes connected thereto. The outlet orifice shall be turned downward.

2. Where more than fifty (50) pounds of ammonia is used in a Class B system, the discharge from relief valves shall be piped to the outside atmosphere as specified for Class A systems, or to the low pressure side as shown in diagrams in section C19-107.0 of the code, or into a tank of water which shall be used for no purpose except ammonia discharge. At least one gallon of fresh water shall be provided for every pound of ammonia contained in the system. The water used shall be prevented from freezing without the use of salt or chemicals. The tank shall be substantially constructed of not less than one-eighth (1/8) of No. 11 U. S. gauge iron. No horizontal dimensions of the tank shall be greater than one-half (1/2) the height. The tank shall have a hinged cover or, if of the enclosed type, shall have a vent hole at the top. All pipe connections shall be through the top of the tank only. The discharge pipe from the pressure relief valves shall discharge the ammonia in the center of the tank near the bottom. The tank shall be as securely supported as any other portion of the system. There shall be no opening in the tank below the water level.

3. Where more than fifty (50) pounds of any refrigerant other than ammonia is used, the discharge from relief valves shall be to the atmosphere as specified for Class A ammonia systems. Carbon dioxide may be discharged into the room if the same contains at least 10 cubic feet of capacity per pound of refrigerant used.

4. Arrangements of pressure relief devices for Class A and B systems shall conform to the diagrams in section C19-107.0 of the code.

RULES

§C19-106.0. Operating Precautions.

a. Masks and helmets.

1. In a Class A system which operates above atmospheric pressure, there shall be provided at least two helmets or masks.

2. In a Class B system in which more than fifty (50) pounds of ammonia, sulphur dioxide or other irritant refrigerant is used, there shall be provided at least one helmet or mask.

3. Only helmets or masks that have been approved by the United States Bureau of Mines as suitable for the refrigerant employed shall be used, and they shall be kept in operative condition in an easily accessible case or cabinet located immediately outside the refrigerating machinery room.

b. Signs.

1. On Class A and Class B systems containing more than fifty (50) pounds of refrigerant there shall be painted on and affixed in a permanent manner to the main steam control, main electrical and remote control switches, receivers, containers and shell type coolers, signs having letters not less than one and one-half inches ($1\frac{1}{2}$ ") high, designating the part and refrigerant contained therein.

2. The seller of every Class A or B system shall furnish the purchaser with a sign bearing his name at least $8\frac{1}{2}$ " by 11" in size, which gives the rated refrigeration capacity and the quantity and kind of refrigerant required for the satisfactory operation of the system. The purchaser shall conspicuously and permanently display this sign in the machinery room. The quantity and name of the proper refrigerant content and the rated refrigeration capacity shall be stamped on all Class C systems near to or on the name plate.

3. The following information shall be posted in Class A and B machinery rooms where over fifty (50) pounds of refrigerant is used: (a) The names and addresses of the engineers or operators in charge; (b) Location of nearest fire alarm box; (c) The name, address and telephone number of physician to be called in case of emergency; (d) Instructions for safely shutting down the plant in case of emergency.

c. Storage of refrigerant.

1. Refrigerant not contained in the refrigerating system shall be stored only in non-inflammable or non-irritant containers conforming to the regulations prescribed by the Interstate Commerce Commission for the transportation of such refrigerant.

2. Only two containers holding not more than a total of three hundred (300) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class A system.

3. Only one container holding not more than one hundred and fifty (150) pounds of inflammable or irritant refrigerant shall be stored in a refrigerating machinery room of a Class B system.

4. In a Class C system no refrigerant other than that used in the system shall be stored in the refrigerating machinery room.

5. If a greater amount of inflammable or irritant refrigerant than that permitted in a refrigerating machinery room is desired, it shall be stored in a fireproof building or enclosure used for no other purpose.

6. When the refrigerant is withdrawn from a system it shall be discharged only into a suitable absorbent or containers conforming to the regulations of the Interstate Commerce Commission for the transportation of such refrigerant. It shall be unlawful to permit any refrigerant to escape into the refrigerating machinery room.

7. Containers shall be connected to the system only during period of charging or withdrawing the refrigerant.

§C19-107.0. Equipment Diagrams.

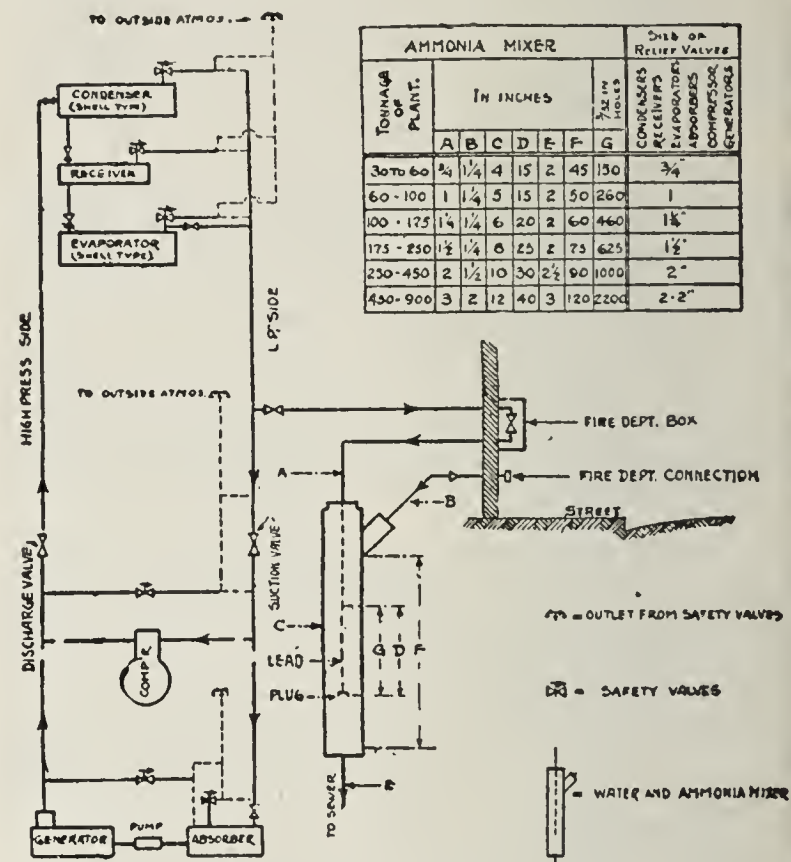
(See arrangement of pressure relief devices for Class A and Class B equipment.)

Penalties.

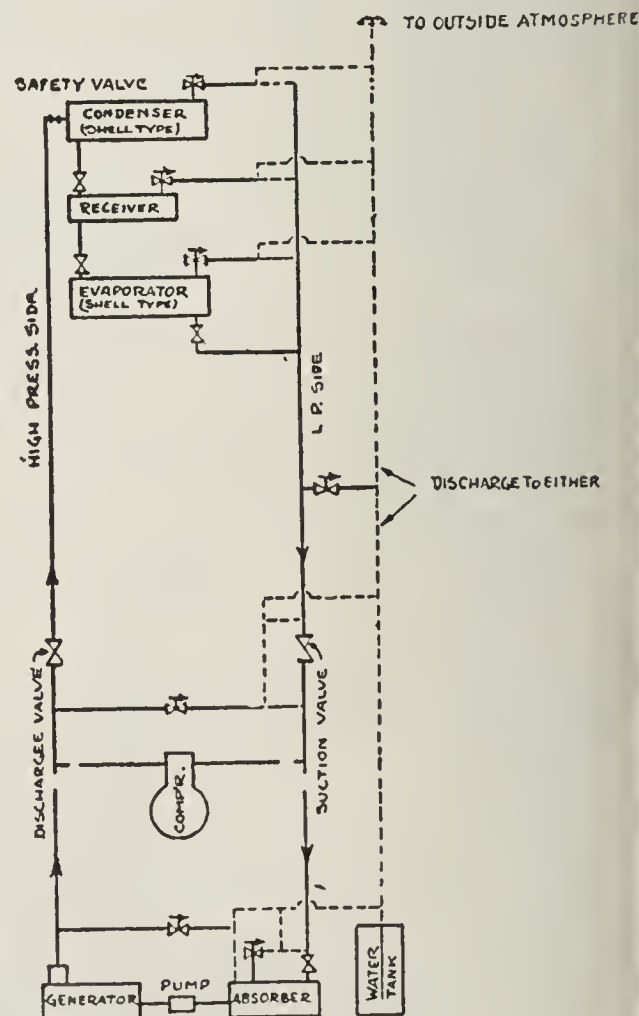
§C19-152.0. Violations.

Any person who shall willfully violate or neglect or refuse to comply with any provisions of part 1, of this title,

except the provisions of article twenty-six, in addition to any other penalties prescribed by law, shall, upon conviction, be punished by a fine of not more than \$500, or by imprisonment not exceeding six months, or by both.



ARRANGEMENT OF PRESSURE RELIEF DEVICES
FOR
CLASS 'A' EQUIPMENT
SECTION C19-107.0



ARRANGEMENT OF PRESSURE RELIEF DEVICES
FOR
CLASS 'B' EQUIPMENT
SECTION C19-107.0

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OF THE

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BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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Docket.

Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, October 26, 1948. Affecting Calendar Numbers 788-28-BZ, 102-48-BZ, 194-48-BZ, 232-48-BZ, 368-48-BZ, 395-48-BZ, 548-48-BZ, 707-48-BZ, 725-48-BZ, 778-48-BZ, 840-48-BZ, 847-48-BZ, 347-27-BZ, 165-48-BZ, 263-48-BZ, 271-48-BZ, 410-48-BZ, 497-48-BZ, 525-48-BZ, 602-48-BZ, 710-48-BZ, 747-48-BZ, 817-48-BZ, 549-48-A, 714-48-A, 836-48-A, 264-48-A, 268-48-A, 500-48-A, 732-48-A, 818-48-A, 326-48-SA, 539-48-SM, 804-48-SM, 805-48-SM and 806-48-SM.

Minutes of Regular Meeting, Tuesday Afternoon, October 26, 1948. Affecting Calendar Numbers 92-48-A, 128-48-A, 242-48-A, 496-48-A, 749-48-A, 811-48-A, 828-48-A, 834-48-A, 878-48-A, 603-48-A, 18-46-A, 725-47-A, 478-48-A, 595-48-A, 644-48-A, 697-48-A, 288-48-A, 334-48-A, 509-48-A, 599-48-A, 750-48-A, 908-48-A, 925-48-A, 124-36-BZ, 586-39-BZ, 2-42-BZ, 856-42-BZ, 523-44-BZ, 225-45-BZ, 790-45-BZ, 532-46-BZ, 180-48-BZ, 499-48-BZ, 373-38-BZ, 220-44-BZ and 763-45-BZ.

(Remaining minutes will be printed in the Bulletin of November 9, 1948).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to October 26, 1948.

Cal. No. Dept. Premises Affected

902-48-BZ—H.B.Bx.—5935 Broadway, west side, 201.24 ft. south of Spuyten Duyvil parkway (Block 3414C, Lot 132), Borough of Manhattan, N.B. 768-48.

903-48-A—H.B.Q.—93-17 Horace Harding boulevard, and 60-81 94th street, northwest corner (Block 1876, Lot 43), Elmhurst, Borough of Queens, (under section 35, General City Law re bed of mapped street), N.B. 1998-47.

904-48-A—H.B.B.—796 Manhattan avenue, east side, 125 ft. south of Calyer street (Block 2597, Lot 9), Borough of Brooklyn, Revocation of Certificate of Occupancy 113330-45 re Alt. 10599-22.

905-48-A—H.B.M.—238 East 64th street and 1207-1209 2nd avenue, southwest corner (Block 1418, Lot 28), Borough of Manhattan, Alt. 1531-48.

906-48-A—H.B.B.—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn, Revocation of Certificate of Occupancy, 113661-46 re Alt. 32-19.

907-48-A—F.D.—4550 White Plains avenue (road), east side, 251 ft. south of East 240th street (1st floor); (Block 5084, Lot 30), Borough of The Bronx, 48658-LC and Decision.

908-48-A—H.B.B.—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn, Alt. 3674-48.

909-48-BZ—Marine and Aviation—1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of Lot 32), Eastchester Bay, Borough of The Bronx, Decision.

910-48-BZ—H.B.B.—68-33 Shore road, northeast corner of Bay Ridge avenue (Block 5859, Lots 10 and 12), Borough of Brooklyn, Alt. 3343-48.

911-48-SM—J. H. Thorp and Co., Inc., Tufted Vinylite, manufactured by J. H. Thorp and Co., Inc., Material.

912-48-BZ—H.B.Q.—90-25 Queens boulevard and 90-06 to 90-14 58th avenue, northeast corner (Block 1860, Lot 37), Elmhurst, Borough of Queens, N.B. 5187-48.

913-48-A—H.B.Q.—90-25 Queens boulevard and 90-06 to 90-14 58th avenue, northeast corner (Block 1860, Lot 37), Elmhurst, Borough of Queens (under section 35, General City Law re bed of mapped street—58th avenue), N.B. 5187-48.

914-48-A—H.B.M.—269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (2nd to 5th floors); (Block 2166, Lots 66, 67 and 70), Borough of Manhattan, Amendment to N.B. 67-48.

915-48-BZ—H.B.Q.—78-09 to 78-19 31st avenue and 30-66 79th street, northwest corner (Block 1127, Lot 40), Jackson Heights, Borough of Queens, N.B. 5436-48.

916-48-BZ—H.B.R.—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Blocks 3244, 3245 and part of Block 3243, Lots —); South Beach, Borough of Richmond (South Beach Houses), N.B. 323-48 to N.B. 330-48, inclusive.

917-48-A—H.B.R.—Blocks bounded by McClean avenue, Lamport boulevard, Kramer street, Parkinson avenue and Reid avenue (Blocks 3244, 3245 and part of Block 3243, Lots —); South Beach, Borough of Richmond (South Beach Houses, Buildings 6 and 7); (under section 36, General City Law re buildings not fronting on legal streets), N.B. 328-48 and N.B. 329-48.

918-48-SM—Alcast Aluminum Window, manufactured by Alcast Corp., Material.

919-48-SM—Gunhill Road Block Corp., Cement and Cinder Block, manufactured by Gunhill Road Block Corp., Material.

920-48-SM—Dispenser No. 44, manufactured by Anti-septol Co., Division of W. F. Straub and Co., Material.

921-48-BZ—H.B.M.—1730-1750 Broadway, east side, from West 55th to West 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan, Amendment to N.B. 172-48.

922-48-A—F.D.—396-414 Flushing avenue, south side, from Skillman street to Franklin avenue, 2-20 Skillman street and 21-35 Franklin avenue (1st to 5th floors, Buildings A and G); (Block 1885, Lot 23), Borough of Brooklyn, 20149-LF and Decision.

923-48-BZ—H.B.B.—237-241 25th street, north side, 150 ft. west of 5th avenue and 306-310 24th street (Block 652, Lots 52, 53 and 54), Borough of Brooklyn, N.B. 1272-48.

924-48-BZ—H.B.B.—647 65th street, north side, 300 ft. west of 7th avenue (Block 5820, Lot 61), Borough of Brooklyn, Alt. 2802-48.

925-48-A—H.B.Q.—216-229 Peck avenue, northeast corner of Union Turnpike (Block 7774, Lots 1 and 13), Hollis Hills, Borough of Queens, N.B. 6240-48.

926-48-A—H.B.R.—320 Union avenue, southwest corner of Zuleff avenue (Block 1234, Lot 67), Mariners Harbor, Borough of Richmond (under section 35, General City Law re bed of mapped street—proposed widening of Zuleff avenue), Alt. 354-48.

927-48-A—H.B.M.—208-210 Spring street, south side, 10 ft. 3 in. east of Avenue of The Americas (Block 490, Lot 21), Borough of Manhattan, Amendment to Alt. 2613-46.

928-48-BZ—H.B.Q.—248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block

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8215, Lot 20), Little Neck, Borough of Queens, N.B. 5331-48.

929-48-BZ—H.B.M.—18-20 Corlears street, east side, 50 ft. north of Cherry street and 447-453 Franklin D. Roosevelt drive (Block 264, Lot 39), Borough of Manhattan, Alt. 1956-47.

Restored to Docket

18-46-A—H.B.B.—5-11 Cook street, north side, 25 ft. east of Manhattan avenue (Block 3113, Lot 33), Borough of Brooklyn, Alt. 5125-46.

725-47-A—F.D.—852-858 Monroe street, south side, 100 ft. west of Howard avenue (5th floor); (Block 1481, Lot 30), Borough of Brooklyn, 9028-LC.

220-44-BZ—H.B.M.—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan, Amendment to Alt. 88-44.

763-45-BZ—H.B.M.—153-169 7th avenue, 158-164 West 20th street, southeast corner and 161-167 West 19th street, northeast corner of 7th avenue (Block 795, Lot 1), Borough of Manhattan, Alt. 1644-48.

373-38-BZ—H.B.Q.—1401-1409 Far Rockaway boulevard and 1149-1161 Nameoke street, southwest corner (Block 38, Lot 40), Far Rockaway, Borough of Queens, N.B. 4992-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
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Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
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Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
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Opening Protective Assemblies, Rules for Inspection of	Sept. 28, 1948—Vol. 33, No. 39
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31

	Last Publication in Bulletin
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Oct. 26, 1948—Vol. 33, No. 43
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
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Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 3, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, November 3, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Berough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

630-48-BZ—Application, July 2, 1948, under section 21 of the zoning resolution, of Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, on behalf of Literary Society of St. Vincent Ferrer, owner, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted; premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

235-35-BZ—Application of Lama and Proskauer, applicants, on behalf of Jacob Levy, owner, reopened January 20, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto

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laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles; premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

477-48-BZ—Application, May 14, 1948, under section 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced; premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

272-19-A—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay-foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn. (reopened September 14, 1948).

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

714-48-A—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

778-48-BZ—Application, August 6, 1948, under section 21 of the zoning resolution, of Julian Roth, applicant, on behalf of Samuel Rudin and Jacob R. Schiff, owners, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width; premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

197-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Rose A. Lane and Katherine M. Roche, owners, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling service station; premises 5101-5113 Kings Highway, northeast corner of Glenwood road (Block 7969-D, Lot 304), Borough of Brooklyn.

346-48-BZ—Application, April 9, 1948, under sections 7e and 7h of the zoning resolution, of Helmay Garage Corp., applicant and owner, to permit in a residence and business use district, the change in occupancy of five car garage to auto upholstering shop and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 452-460 West 167th street, south side, 119 ft. 3 $\frac{7}{8}$ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan.

422-48-BZ—Application, May 10, 1948, under section 21 of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Lustig Brothers, Inc., owner, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to manufacturing of household furniture; premises 493-501 Leonard street,

west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn.

472-48-BZ—Application, May 20, 1948, under sections 7e and 21 of the zoning resolution, of Herman Kron, applicant, on behalf of Cleveland Associates Inc., owner, to permit in a residence use, D area district, the erection and maintenance of a business building (non-storage garage for not more than five motor trucks), using more than the permitted area and without the required rear yard; premises 738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazso Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

600-48-BZ—Application, June 21, 1948, under sections 7c and 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Argent Amusement Corp., Inc., owner, to permit in a residence, business and unrestricted use, B area district, the erection of a building (stores and bowling alleys), using more than the area permitted; premises 32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens.

471-48-SM—Imperial Ash Receptacle for Theatres.

593-48-SM—Petrometer Liquid Depth Indicator.

136-47-SM—U.S.F. Corrugated Metal Well or Areawell.

385-48-SM—United One and One Half Hour Hollow Metal Door, (1 $\frac{3}{4}$ inches thick).

582-48-SM—United One and One Half Hour Hollow Metal Door, (1 $\frac{3}{8}$ inches thick).

HARRIS H. MURDOCK, *Chairman.*

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NOVEMBER 3, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 3, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

759-48-A—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx.

876-48-A—209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street (Block 6271, Lot 21), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Corporal Kennedy street).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

851-48-A—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

288-48-A—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (Block 7493, Lot 41), Borough of Brooklyn.

892-48-A—43-02 Hunter street, northwest corner of 43rd avenue (2nd floor); (Block 434, Lot 13), Long Island City, Borough of Queens.

789-48-A—524-550 West 52nd street, south side, 225 ft. east of 11th avenue and 531 West 51st street (3, 4, 5 and 6th floors); (Building No. 2); (Block 1080, Lots 16, 45, 51, 53, 54 and 55), Borough of Manhattan.

837-48-A—602-608 Cleveland street and 957 Blake avenue, northeast corner (Block 4048, Lot 1), Borough of Brooklyn.

856-48-A—39 West 52nd street, north side, 354 ft. east of Avenue of The Americas (6th avenue); (4th floor); (Block 1268, Lot 15), Borough of Manhattan.

870-48-A—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

896-48-A—269-24 80th avenue, south side, 66.51 ft. west of Langdale street and 270-02 80th avenue, southwest corner of Langdale street (Block 8725, Lots 11 and 13), Bellerose, Borough of Queens.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

914-48-A—269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (2nd to 5th floors); (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

793-48-A—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

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368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

788-28-BZ—Application of Jacob Lubroth, applicant and owner, reopened September 28, 1948, for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles—Application, previously granted under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and, also a gasoline service station; premises 925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

840-48-BZ—Application, September 17, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee), to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection; premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

847-48-BZ—Application, September 24, 1948, under section 7e of the zoning resolution, of Paul Friedman, applicant, on behalf of Arthur L. Funn, owner to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling; premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

195-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and public market using more than the area permitted; premises 3684-3694 Nostrand avenue, northwest corner of Avenue X (Block 7405-K, Lots 937 and 942), Borough of Brooklyn.

196-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and supermarket, using more than the area permitted; premises 3612-3622 Nostrand avenue, southwest corner of Avenue W (Block 7405, Lots 906 and 907), Borough of Brooklyn.

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens

boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

776-48-BZ—Application, September 8, 1948, under sections 7c and 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of A. G. Masucci, Corp., owner, to permit in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted and without the required rear yard; premises 234 and 234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx.

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7e, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

1429-39-SM—Rockland Concrete Masonry Units.

594-47-SM—Yonkers Concrete Products Inc., Concrete and Cinder Block (reopened July 20, 1948 re amendment of resolution to include approval of 4" x 8" x 18" and 8" x 8" x 18" cinder blocks).

748-48-SA—Power Oil Burner, Models D, S, G and H.

800-39-SM—U.S. Gypsum Plaster Red Top and Samson Brands (reopened September 21, 1948 re amend-

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ment of resolution to include approval of U.S.G. Red Top Covercoat Plaster).

49-48-SM—Martini Hollow Cinder Block.

295-47-SM—Concrete Block Production Co., Cement and Cinder Block.

544-48-SM—Johnson Flexible Metal Gas Appliance Connector.

758-48-SM—S.C.G. Cinder Concrete Blocks.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

925-48-A—216-229 Peck avenue, northeast corner of Union Turnpike (Block 7774, Lots 1 and 13), Hollis Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacerenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

787-19-BZ—Application of Kitzler and Nurick, applicants, on behalf of 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee), reopened June 29, 1948, under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop); premises 343 to 361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265 to 273 5th street (Block 984, Lot 1), Borough of Brooklyn.

1460-23-BZ—Application of Reginald S. Hardy, applicant, on behalf of Coney Realty Corp., owner, reopened June 29, 1948, under sections 7a and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot to be used as a salesroom for the sale and display of motor vehicles (previously denied by the Board); premises 1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

92-37-BZ—Application of George H. Colin, applicant, on behalf of Crew Levick Corp., owner, reopened September 21, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and the extension of existing area for parking and storage of more than five motor vehicles (previously granted by the Board); premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

812-41-BZ—Application of Kitzler and Nurick, applicants, on behalf of C. J. Neumann Realty Corp., owner (Ace Motors, Inc., lessee), reopened July 13, 1948, under sec-

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tions 7c and 21 of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline station, office, greasing locker rooms and storage of packaged materials, to gasoline service station, office, greasing, auto laundry, motor vehicle repair shop, show-room and storage of packaged materials (auto accessories); (previously granted the reconstruction and extension of existing gasoline service station); premises 1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn.

546-48-BZ—Application, May 27, 1948, under sections 7c and 21 of the zoning resolution, of L. E. Driver, applicant, on behalf of New York Dock Co., owner, to permit in a business and unrestricted use district, the change in occupancy from warehouse to storage of more than five motor vehicles and warehouse on first floor; premises 172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

547-48-A—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (1st floor); (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

739-48-BZ—Application, July 30, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

740-48-BZ—Application, July 30, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marbob Realty Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 4406—13th avenue, west side, 40 ft. 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn.

842-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of James E. McKillop, applicant, on behalf of Mae Bertles, owner, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling; premises 198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

901-48-A—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Maurice avenue).

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

750-48-A—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

908-48-A—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue).

887-48-A—194-01 Northern boulevard, northeast corner

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of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

864-48-A—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

858-48-A—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed extension of Archer avenue).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 19, 1948, were approved as printed in Bulletin of October 26, 1948, Vol. 33, No. 43.

ZONING APPLICATIONS

788-28-BZ

APPLICANT—Jacob Lubroth, owner.

SUBJECT—Application reopened September 28, 1948—re Application (decision of the borough superintendent) for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles (previously granted on condition under section 21 of the zoning resolution), permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for applicant to file more complete plans.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application reopened July 13, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Raymond Ferraro.

For Opposition: Sidney Laitman, Max Gisser, Mrs. C. Behr, Estelle Cozine, C. Spellous, Augusta McQuillan, Mrs. A. Shanahan, Joseph McGrath, John Martinetti, Antonio A. Benidetti and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for consideration after study of exhibits filed by opposition.

194-48-BZ

APPLICANT—George P. Lane, for Wassam Builders, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane.

For Opposition: George A. Weber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. to be heard in conjunction with two other similar cases.

232-48-BZ

APPLICANT—Rudolph C. P. Boehler, for Glauber, Inc., owner (G. E. Walter & Sons, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolph C. P. Boehler and Richard W. Walter.

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For Opposition: Louis Cohen and James A. Marshutte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for inspection and for applicant to file appeal, if necessary, on any part of the building that would not comply with the Building-Code and Labor Law for the present uses.

368-48-BZ

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: Allyn E. Burley, Angelina Paganelli, Henry Bass and James Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection and decision without further argument.

395-48-BZ

APPLICANT—Cafiero and Lacerenza, for Sarah Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Max Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for inspection by a committee of the Board and for decision; hearing closed.

548-48-BZ

APPLICANT—Samuel Rosenblum, for Grand Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Harry Rosenfeld.

For Opposition: Abram Shlefstein and Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection and decision by the Board without further argument.

707-48-BZ

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John F. Fitzsimons and Peter Falkiewicz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for inspection by a committee of the Board and for decision; hearing closed.

725-48-BZ

APPLICANT—Samuel Cohen, for Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen and Louis J. Raffone.

For Opposition: Jacob L. Heller, Donald G. Keen and Samuel Seligsohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Louis S. Joseph, N. Y. City Housing Authority.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for decision by the Board; no further argument.

778-48-BZ

APPLICANT—Julian Roth, for Samuel Rudin and Jacob R. Schiff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width.

PREMISES AFFECTED—360-374 Avenue of The Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Thomas O. Warfield.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for decision.

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840-48-BZ

APPLICANT—Lama and Proskauer, for Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection.

PREMISES AFFECTED—3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Dominico Furci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection by a committee of the Board and for decision, without further argument.

847-48-BZ

APPLICANT—Paul Friedman, for Arthur L. Funn, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling.

PREMISES AFFECTED—411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman, Edwin F. Taylor and Arthur L. Funn.

For Opposition: Philip Rosenstock, Susie B. Caple, Mary McDowell, Arthur Jeanmarie, Novella Alexander, Julius S. Postan, Lawrence H. Woodward and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection by a committee of the Board and for decision, without further argument.

347-27-BZ

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application reopened September 28, 1948—re Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the change in occupancy, for a period of five years, of existing storage garage (previously granted by the Board) to showroom, auto accessories, free storage, garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication on the first floor and to motor vehicle repair shop, body repairs incidental welding and painting, and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on 2nd floor (motor vehicle repair shop previously denied by the Board)

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, H. J. Schaus and Louis Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (347-27-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit, in residence and business use districts, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises northeast corner of Jerome avenue and East 177th street, Borough of The Bronx, was granted by the Board on July 12, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board, on October 18, 1927, as being in substantial compliance with the resolution of July 12, 1927; and

WHEREAS, a later application for consideration under sections 7b, 7c and 7i of the zoning resolution, to permit in residence and business use districts the change in occupancy of existing storage garage to storage garage for more than five motor vehicles and motor vehicle repair shop, affecting premises 1900 Jerome avenue and 1 East 177th street, northeast corner, (Block 2853, Lot 1), Borough of The Bronx, was denied by the Board on July 20, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7e and 7i of the zoning resolution, for an amendment of the resolution, to permit in residence and business use districts, the change in occupancy, for a period of five (5) years, of existing storage garage to showroom, auto accessories, free storage garage for more than five motor vehicles for employees, customers and patrons of proposed automobile agency, gasoline pump for private use (no sale of gasoline) and two lifts for lubrication pump for lubrication on first floor and to motor vehicle repair shop, body repairs, incidental welding, painting and free storage for more than five motor vehicles for employees, customers and patrons of automobile agency on the second floor; and

WHEREAS, this case was reopened by vote of the Board on September 28, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jerome avenue is in a business use, B area and Class 1¼ height district; East 177th street and the site are in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1948, re Amend. to Alt. Applic. 1044-47, reads:

"1. Proposed change of occupancy of a two story building, located in a Business and Residence District, from Storage Garage for more than 5 motor vehicles to the following uses:

Cellar—Boiler Room.

1st floor—Show room for automobiles and automobile accessories, offices, free storage garage for more than 5 motor vehicles for employees, customers and patrons of automobile agency, gasoline pump for private use only (no gasoline to be sold); two lifts for lubrication.

2nd floor—Repair shop incident to dealer's use, including motor and body repairs (and incidental welding); painting and free storage garage for more than 5 motor vehicles for employees, customers and patrons of automobile agency is contrary to Article II, Section 3 and Article II, Section 4-a, Subdivisions 15 and 29 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist

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of a plot 117.33 ft. front by 135.5 ft. in depth on which is located a building covering the entire lot, two stories 23 ft. 2 in. in height of Class 3 construction, presently used as a public garage for more than five motor vehicles; that it is proposed to use the 1st floor as a showroom for autos and auto accessories, offices and free storage for more than five motor vehicles; that it is proposed to continue the use of gasoline pump for private use only, no gas to be sold, and to install two lubrication lifts; that it is proposed to use the 2nd floor as a repair shop incident to dealer's use, including body and fender repairs and incidental welding and painting; that it is also proposed to include storage of employees', customers' and patrons' motor vehicles; and

WHEREAS, the applicant contends that it is proposed to discontinue the existing use of gasoline sales, to remove all signs advertising such use, to relocate the pumps as the Board may direct and use same for private use of the automobile agency; that it is proposed to discontinue the existing use of the public garage for more than five motor vehicles, to limit the repair shop use to second floor only and to be incidental to the automobile agency use; that it is proposed to construct an interior fireproof stair from roof to street, leading directly to East 177th street and to construct a Labor Law fire escape leading to Jerome avenue via a counterbalanced stairway, substantially as shown on plans filed herewith, all in addition to the existing fire escape at the Jerome avenue side of the building, omitting the existing iron scuttle ladder from second floor to roof in view of the provision for the new fireproof stairway; that it is proposed to eliminate two street entrances on East 177th Street and to make provision for one new entrance on East 177th Street for emergency use only; that it is proposed to construct on the Jerome Avenue side of the building, remote from East 177th street, on the 2nd floor, a body repair shop (including incidental welding) and a paint spraying room to comply with all laws, rules and regulations pertaining thereto, and to enclose the body repair department in partitions to prevent any noise reaching East 177th Street therefrom; that it is proposed that this building will be occupied by Crest Oldsmobile Corporation, an authorized Oldsmobile dealer, in conjunction with its main automobile showroom maintained at 375 Grand Concourse, where no servicing or repairing facilities are available.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 12, 1927, as amended by resolution approving plans adopted October 18, 1927, by adding thereto:

"... that in the event the owner desires to change the use of the building from a public garage to a sales agency and service station in connection therewith, such use may be permitted for a term of five years, under sections 7e and 7i, as proposed and as indicated on plans filed with this application, marked 'Received September 17, 1948' (5 sheets) and one area plan, marked 'Received October 8, 1948' (1 sheet), on condition that the building shall be occupied by an agency dealing in Oldsmobile cars and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the repairing shall be maintained on the second floor as proposed; that there shall be no windows erected on the interior lot lines; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

165-48-BZ

APPLICANT—George J. Rusciano, for Ricco Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop.

PREMISES AFFECTED—1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: George Bisgeir and Carlo Minichello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (165-48-BZ)

WHEREAS, George J. Rusciano for Ricco Holding Corporation, owner, filed March 2, 1948 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station, and inclusion of motor vehicle repair shop, affecting premises 1738 East Gunhill road, south side, 70 ft. east of Gunther avenue (Block 4494, Lot 46), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Gunther avenue is in local retail, business and residence use D and E1 area, class 1 and ½ height districts; East Gunhill road and the site are in a business use D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated February 4, 1948 on Alt. Applic. 33-48 reads:

"1. Proposed extension of present Gas Station and Motor Vehicle Repair Shop, in a Business District, is contrary to Article II, Section 4-a, Subdivisions 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. frontage by 100 ft. in depth, irregular, on which is located a two family dwelling and two car masonry garage; that the gasoline station portion has a 24 ft. by 11 ft., one story masonry building, two sheds, a lift and an open pit, four 550 gallon gasoline tanks and four pumps; that it is proposed to demolish the two sheds and extend the existing accessory building to 47 ft. 4 in. by 31 ft. 4 in, one story, 10 and 13 ft. in height, of class 3 construction, to house the lift, motor vehicle repair shop, and sale of automobile accessories; that a small restaurant will be included on the westerly side of the building; that there will be no change in the number of pumps and tanks; and

WHEREAS, the applicant contends that the present facilities do not give adequate service to the community since repairs are impossible during unfavorable weather; and

WHEREAS, the applicant changed the basis of his application from sections 7f to section 7c; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7c and 7i thereof, to permit the premises to be rearranged and reconstructed as proposed and as indicated on plans filed with this application marked "Received March 2, 1948" (6 sheets), on condition that the existing accessory building and sheds shall be removed as proposed, leaving no buildings now existing on the plot except the two-family dwelling and the two-car garage accessory thereto; that all open grease lifts shall be removed and existing gasoline pumps and the premises shall be rearranged as indicated on proposed plan;

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that the accessory building shall comply in all respects with the requirements of the Building Code; that any heater room shall be separated from the balance of the building by fireproof construction and entered only at the exterior; that there shall be no cellar under the accessory building; that any repairing done on the premises shall be by hand tools only; that when curbs are constructed along Gunhill road, they shall not exceed two, each not over 30 feet in width; that along the lot line adjoining Lot 44 there shall be erected a masonry wall or a substantial woven wire fence of the chain link type continuously and a similar fence erected on the rear lot line from Gunther avenue southerly; that access shall be maintained at all times across the plot from Gunhill road as a means of entrance and exit to the two-family dwelling and accessory garage at the rear occupied by the owner and one tenant; that signs shall be restricted to a permanent sign on the accessory building and to the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection within the building line of a post standard supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and extending over the building line for a distance not exceeding 4 feet; that no pumps shall be erected nearer than 10 feet to the street building line; that the number of gasoline tanks shall not exceed four 550 gallon tanks; that the lift for lubrication and repairs shall be of the hydraulic type; that no grease pits shall be installed; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

263-48-BZ

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for the manufacturing of refrigerators.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman, Herbert E. Goodstein, Herman Brandon, Perry Gottlieb and Benjamin H. Cohen.

For Opposition: Thomas R. Jones, Anne Hopkins, Henrietta Chambers, Edna Taylor, Mamie Woods, Gwendolyn O. Hankins, William Pierce, E. Farley, Elsie S. Jones, Edna M. Sweeney and Fred Hazel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (263-48-BZ)

WHEREAS, Imre Chairman for 493 Monroe Street Corporation, owner, Benjamin Cohen, lessee, filed May 22, 1948, an application under sections 7a and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for more than five (5) motor vehicles to factory for the manufacturing of refrigerators; affecting premises 493 to 495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, held July 20, 1948, after due notice by publication in the Bulletin; and laid over from time to time, to October 26, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Sumner avenue is in a business use, C area and class 1¼ height district; Monroe street is in residence and business use, C area and class 1 and 1¼ height districts, and the site is in a residence use C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1948, re Alt. Applic. 4508-46, reads:

"1. The proposed change of use of this building located in a residence use district from a garage for more than five motor vehicles to factory for the manufacturing of refrigerators is contrary to the zoning resolution, Art. II, Sec. 3."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a building covering the entire lot, 2 stories, 25 ft. in height, of class 3 construction, formerly used as a garage for more than five (5) motor vehicles; that it is proposed to change the use of the building to a factory for the manufacturing of refrigerators; and

WHEREAS, the applicant contends that this place, at the outset, was built for a factory and was used for a number of years as such; that at present the lessee does metal refrigerator manufacturing on the ground floor and spraying on the 2nd floor; that in view of this it is requested that the Board consider granting a five year temporary certificate of occupancy; that this would answer the two items on which an objection to the use as a factory was given; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under sections 7a and 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated February 25, 1948 on Alt. Applic. 4508-46 be and it hereby is affirmed and the application be and it hereby is denied.

271-48-BZ

APPLICANT—Alfred H. Eccles, for Marie J. Murphy, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, for a term of fifteen years.

PREMISES AFFECTED—160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Absent: Commissioner Kleinert 1

THE RESOLUTION (271-48-BZ)

WHEREAS, Alfred H. Eccles for Marie J. Murphy, owner, filed March 25, 1948, an application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for a term of fifteen (15) years; affecting premises 160-10 Willets Point boulevard and 20-18 Francis Lewis boulevard, southwest corner (Block 4876, Lot 1), Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

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meeting, September 28, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 20th road is in residence and business use, D area and class 1 height districts; Francis Lewis boulevard, Willets Point boulevard and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1948, re N.B. Applic. 931-48, reads:

"1. Gasoline service station use not allowed in business use district, Art. II, Sect. 4a-46, Z.R." and

WHEREAS, the applicant states that the premises consist of a plot, 111.07 ft. frontage by 132.62 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 57 ft. front by 24 ft. in depth, irregular, one story, 16 ft. in height, of class 3 construction, to be used as a lubritorium, office, toilets and boiler room, accessory to proposed gasoline service station; that it is proposed to install 4-550 gal. gasoline tanks and four dispensing pumps; and

WHEREAS, the applicant contends that the site of the proposed station is an undeveloped section wherein there are but two small houses built many years ago within a radius of 500 ft. from the center of our property: that because of the undeveloped character of the neighborhood there would be no demand for a building for business purposes such as stores; that the proposed building is the parkway type of service and will present an attractive appearance; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 9, 1948 on N.B. Applic. 931-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

410-48-BZ

APPLICANT—Lama and Proskauer, for Paul Paulson, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office.

PREMISES AFFECTED—67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive (Block 6486, Lot 38), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Paul Paulson, Irving Warfield and Edward Sharf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (410-48-BZ)

WHEREAS, Lama and Proskauer, for Paul Paulson, owner, filed May 4, 1948, an application under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office, affecting premises: 67-24 to 68-12 Main street, west side, 315 ft. 6 in. north of 68th drive, (Block 6486, Lot 38), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular

meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948 for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 68th drive is in a residence use, D area and class 1 height district; Main street is in residence and local retail use, D area and class 1 height districts, and the site is in a retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1948, re N.B. Applic. 217-48, reads:

"1. The erection of a gasoline service station, lubritorium, auto laundry, minor repairs, office and sales of auto accessories, in a local retail use zone is contrary to Art. II sec. 4-C of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 226.95 ft. front by 107.61 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 67 ft. front by 34 ft. in depth (irregular), one story 14 ft. in height, of class 3 construction, to be used as an office, lubritorium, auto laundry, the sale of auto accessories and for minor auto repairs; that it is proposed to install eight 550 gallon gasoline tanks and 8 pumps; and

WHEREAS, the applicant contends that the proposed building will be of brick construction with a slate mansard roof and colonial in appearance and design; that a landscaped area will be maintained at the northerly end of premises; that a brick fence rail 4 ft. high will be erected at the southerly end of the premises; that the westerly lot line is adjoined by a cemetery and its present wire fence will be maintained; that this building and service station being colonial in design will be entirely in keeping in the community and will in no way affect its future development; that this service station is required for the community as there are no others for a considerable distance both north and south on Main street; that the site is triangular in shape and adjoins a cemetery and is unsuitable for dwellings or stores; that Main street is a heavily trafficked highway and the proposed gasoline station is in keeping on this street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof for a term of ten years, to permit the premises to be arranged and constructed for a gasoline station as proposed and as indicated on plans filed with this application marked "Received May 4, 1948," three sheets, *on condition* that in all other respects, the building and premises shall comply with all laws, rules and regulations applicable thereto; that there shall be constructed along the cemetery line in place of the present wire fence or in addition thereto, a masonry wall not less than 6 ft. in height constructed of face brick on both sides and properly coped, the brick to agree with the brick to be used as proposed in the accessory building; that a similar wall shall be constructed along the interior lot line to the south except that such wall may be reduced to a height of 4 ft. within 10 ft. of the building line; that planting shall be maintained as proposed protected by proper curbs; that curb cuts shall be restricted to those as indicated, namely, three 30 ft. curb cuts to Main street; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the accessory building shall be arranged as proposed and re-

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stricted to the use as thereon shown, minor repairs to be by hand tools only; that proper sidewalk and curbing shall be constructed along the front of the premises to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the boiler or heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire-retarded, and entered only from the exterior; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

497-48-BZ

APPLICANT—Joseph Platzker, for Premium Coal Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for three motor vehicles to non-storage garage for five motor vehicles.

PREMISES AFFECTED—90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (497-48-BZ)

WHEREAS, Joseph Platzker for Premium Coal Company, Inc., owner, filed May 26, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from garage for three (3) motor vehicles to non-storage garage for five (5) motor vehicles; affecting premises 90 Monroe street, south side, 132 ft. 5 in. east of Pike street (Block 255, Lot 50), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948 at request of the applicant's representative; and

WHEREAS, the district maps accompanying the zoning resolution show that Pike street is in a business use, C and D area and class 1-height district; Monroe street and the site are in residence and business use districts; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1948, re Alt. Applic. 676-48, reads:

"1. Proposed change in use of building from a garage for three motor vehicles to a garage for five motor vehicles in a residence use district is contrary to Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 22 ft. 10 in. front by 93 ft. 6 in. in depth, on which is located a building covering the entire plot, one story, 15 ft. in height of class 3 construction, presently used as a garage for three motor vehicles (trucks); that it is proposed to increase the number of motor vehicles to five all under the ownership of the owner of the building operating as Premium Coal Company, Inc.; and

WHEREAS, the applicant contends that the local yard of Premium Coal Company, Inc. is at the foot of Pike street but a short distance away; that this appeal for an increase in use from 3 to 5 cars, even for a period limited by rulings of the Board would in no way endanger the very zoning changes in this general neighborhood; that if the zoning use had not been changed, the increase from 3 to 5 cars

would have been permitted and approved by the Department of Housing and Buildings; that continuing to restrict the occupancy of this garage to 3 cars instead of 5 cars will be a great hardship; that the cars to be stored in this garage are operated by the owners of this property, the Premium Coal Company, Inc. and will therefore remain a private and not a public garage; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e thereof for a term of five (5) years, to permit the building as proposed and as indicated on plans filed with this application, marked "Received May 26, 1948" (2 sheets), to be occupied for the storage of not more than five (5) coal trucks, which shall at all times be empty and the property of the owner and used in his coal business; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

525-48-BZ

APPLICANT—J. G. L. Molloy, for Louise Wenzel, owner (Otto Wenzel, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—3062 (3066 displayed) Coney Island avenue, west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry George Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Blum and Deputy Chief Guinee 3

Absent: Commissioner Kleinert 1

THE RESOLUTION (525-48-BZ)

WHEREAS, J. G. L. Molloy, for Louise Wenzel, owner (Otto Wenzel, lessee), filed June 3, 1948 an application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a building to be used as a motor vehicle repair shop and auto laundry, affecting premises 3062 Coney Island avenue (3066 displayed), west side, 118 ft. south of Neptune avenue (Block 7284, Lot 827), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 28, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue is in a business use, C and A area, class 1 height district; Coney Island avenue is in a business use C area class 1 height district; the site is in residence and business use C area class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated May 7, 1948 on N.B. Applic. 569-47 reads:

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"1. Proposed motor vehicle repair shop on a plot in a business & residential use districts is contrary to Art. 2, Sect. 3 and Art. 2, Sect. 4a-29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 6½ in. frontage by 102 ft. 2⅛ in. in depth, on which is located a galvanized metal enclosure on angle iron frames 23 ft. front by 20 ft. in depth, one story in height, used as auto laundry and repairs (C.O. 62819-31 issued for auto laundry and repair shop); that the rear of the lot is vacant; that it is proposed to erect a building 25 ft. 2 in. front by 42 ft. in depth, one story, 13 ft. 8 in. in height, of class 3 construction, at the rear of lot, to be used as a motor vehicle repair shop and auto laundry; that it is proposed to remove the metal building at the front of the lot; and

WHEREAS, the applicant contends that the lessee, the husband of the present owner, now operates the premises and has been doing so for approximately 15 years; that he originally leased the premises, but several years ago the then owner informed him that there were several prospective buyers interested in the property and thereupon his wife purchased the property; that since the building is only 23 ft. in width and 20 ft. in depth, it is inadequate for the use which is being made of it; that only one car can be placed within the building at a time and even then there is insufficient space for the work carried on; that the present building is unsightly and the premises would be greatly improved if the Board granted permission to construct a new modern building; that on the premises immediately to the south there is a 2 story garage which has a frontage on Coney Island avenue of more than 100 ft. and the general character of the rest of the neighborhood is such that a new building on the premises would in no way tend to deteriorate the neighborhood but would be an improvement; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit a new building on the premises for use as an automobile repair shop to replace the existing building so used, as proposed and as indicated on revised plan marked "Received October 22, 1948," one sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the existing concrete block wall around the rear of the premises approximately 6 ft. in height shall be maintained and extended as shown and properly coped; that there shall be no anvil or forge on the premises and no spraying or painting of cars; that washing of cars may be permitted as a subsidiary use; that the rear yard shall be paved and properly drained and used only for the greasing and lubrication of cars; that no openings shall be constructed on the side line walls or at the rear other than the doorway as shown; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

602-48-BZ

APPLICANT—Irving P. Marks, for Andrew McCormack, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as a six car garage.

PREMISES AFFECTED—8-10 Ford street, west side, 41

ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: J. B. Lindner and Abraham Levingson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (602-48-BZ)

WHEREAS, Irving P. Marks, for Andrew McCormack, owner, filed June 29, 1948, an application under section 7e of the zoning resolution to permit in a residence use district, the use of an existing building as a six (6) car garage; affecting premises 8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Carroll street is in residence and business use, C area and class 1¼ height districts; Ford street and the site are in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1948, re Alt. Applic. 914-48, reads:

"1. Six car garage within a residential district is contrary to Art. 2, Sec. 3 of the Zoning Res." and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth on which is located a building at the rear, 50 ft. wide by 20 ft. in depth, one story 10 ft. in height, of class 3 construction, used as a six-car garage; that there is also part of an old foundation wall on northerly lot line; that it is proposed to remove the old foundation wall (former dwelling) and clear entire area of debris and erect a 6 ft. woven wire fence with entrance gate on building line of the property and southerly lot line from building line to garage; that it is further proposed to repair garage doors and paint all exposed woodwork; and

WHEREAS, the applicant contends that the garage was not purchased by this owner for speculation or profit but was acquired by inheritance in its present condition; that the income from the rental of these six garages pays for the upkeep of the property; that the demolition of these garages would be a loss to the neighborhood as the many apartment houses surrounding it are badly in need of additional garages; that the garage does not hurt the neighborhood in any way as it is below the level of the rear of adjoining apartment house and it sets back 80 ft. from the building line of a very narrow side street and cannot be seen until the site is actually reached; the adjoining properties to the south toward Crown street on Ford street are all old frame dwellings which are the only ones that front on this street and the apartment house across the street is the side of said apartment house and has only service entrance on this street; that the street has very little traffic as it is only two blocks long, is one way, leading to another one-way street (Carroll street); and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7; subdivision e, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 7e for a term of two (2) years to permit the existing garage units as proposed and as indicated on plans filed with this application marked "Received June 29, 1948," (2 sheets), to be

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occupied and rented out as private garages *on condition* that the building shall be repaired as proposed and put in good structural condition; that the plot shall be cleared of debris and graded; that there shall be erected a substantial woven wire fence around the lot with a gate to Ford street as proposed; that the balance of the lot shall not be occupied for the parking and storage of cars and that no other use shall be permitted on the plot during the term of this variance except the use herein permitted; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

710-48-BZ

APPLICANT—Samuel Cohen, and Charles Karsch, for Gerosa-Paladino Holding Co., owner (John Blanch, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of an illuminated sign.

PREMISES AFFECTED—2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (710-48-BZ)

WHEREAS, Samuel Cohen and Charles Karsch for Gerosa-Paladino Holding Co., owner (John Blanch, lessee) filed July 21, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of an illuminated roof sign; affecting premises 2236 Webster avenue, southeast corner of East 182nd street (Block 3030, part of Lot 52), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 182nd street, Webster avenue and the site are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated June 21, 1948 on Roof sign Applic. 5-48 reads:

"1. Proposed Roof Sign, in a Business Use District, is contrary to Article 2, Section 4, Subdivision 49(a) of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, on which is located a garage and a diner built in a recess of garage building; that it is proposed to permit the existing sign on roof of diner and also to permit the illuminated clock to remain on the diner; and

WHEREAS, the applicant contends that the diner is 37 ft. 8 in. long, 15 ft. 8 in. deep and 10 ft. high, constructed of prefabricated stainless steel; that the sign in question reads Papa John's Diner; that it is all metal, 20 ft. long, 1 ft. 4 in. high, with a base of 25 ft. long, 6 in. high; that it is set back 3 ft. from the front on Webster avenue and 1 ft. 4 in. above the roof, supported on 2 in. x 2 ft. x ¼ in. angle, bents secured to roof, illuminated with non-flashing neon tubes blue and pale orange colors; that when the owner contracted with the sign maker to erect this sign, it was understood that the sign hanger was to obtain the necessary permits as is the usual practice; that the owner was not aware that the sign hanger failed to obtain them until a

violation was filed by the Department of Housing and Buildings; that thereupon a sign application S.A. 5-48 was filed which was subsequently disapproved; that to remove this sign would be a great loss and hardship for the owner since this sign is the only feasible sign possible on this type of small building and since advertising this modest business is very necessary in order to attract the transient trade; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 7e for a term of five (5) years, to permit the signs as proposed and as indicated on plans filed with this application marked "Received July 23, 1948," (2 sheets), *on condition* that in all other respects the signs and the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that signs shall not be flashing signs but may be illuminated as proposed; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

747-48-BZ

APPLICANT—Paul Friedman, for Danexter Realty Corp., owner (Mapleton Live Poultry Market, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market.

PREMISES AFFECTED—6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Irving P. Marks.

For Opposition: Albert M. Barbrenos.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (747-48-BZ)

WHEREAS, Paul Friedman, for Danexter Realty Corp., owner; Mapleton Live Poultry Market, lessee, filed August 6, 1948, an application under section 7c of the zoning resolution, to permit in a business use district, the construction of an extension to existing poultry market (slaughtering of poultry) to be used as a poultry market (slaughtering of poultry) and a public market, affecting premises 6214-6224 17th avenue and 1685-1693 63rd street, northwest corner (Block 5531, Lot 48), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 63d street is in business and unrestricted use, C area and Class 1 height districts; 17th avenue and site are in business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1948, re Alt. Applic. 682-48, reads:

"1. The construction of an extension to a building located in a business use district to be used as a chicken market is in violation of the Zoning Res. Art. II Sect. 4(a) (33)."

and

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WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 80 ft. in depth, on which is located a building 25 ft. by 80 ft., one story 13 ft. in height of Class 3 construction, presently used as a poultry market (C.O. 14425-22 under NB 3421-22); that it is proposed to remove the northerly wall of existing building and to construct an extension to building, increasing the width by 15 feet; that it further proposed to construct an extension to said building entirely separated by a masonry brick wall; that this extension is to be used as a public market; that the public market proposed to be 40 ft. front by 45 ft. in depth; that it is also proposed to install a boilerroom in the cellar under the public market portion of proposed extension; and

WHEREAS, the applicant contends that the character of the immediate neighborhood is such that the granting of this application will not adversely affect it in that the poultry market portion of the premises will be separated on the north by the proposed public market, which is a conforming use in the business district; that it will be separated from the occupancies to the west by the adjoining one story brick factory; that the premises opposite on 17th avenue are vacant and the premises opposite on 63d street are occupied by a gasoline service station to the west of which is an auto wrecker's yard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on condition; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of the chicken market and construction of an additional store as proposed and as indicated on plans filed with this application, market "Received August 6, 1948" (4 sheets), *on condition* that the shipping and receiving of poultry shall be from the rear and not from 17th avenue as at present; that the building shall be rearranged to provide the shipping and receiving entrance at the rear; that curb shall be restored, eliminating the curb cut in front of the present open entrance which shall be reconstructed by installation of a store front; that the rear loading space area shall be cement paved and properly drained; that an adequate fence shall be constructed and maintained on the rear and side lot lines where walls of proposed and existing buildings do not occur; that the building shall not be further increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

817-48-BZ

APPLICANT—Lama and Proskauer, for Rogers Motor Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from stable and milk distributing building, to auto showroom for new and used cars, storage garage for more than five motor vehicles, lubritorium, motor vehicle repair shop, welding, auto painting and parts department.

PREMISES AFFECTED—6024 Fort Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Rogers.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (817-48-BZ)

WHEREAS, Lama and Proskauer for Rogers Motor Company, Inc., owner, filed September 8, 1948 an application under sections 7c and 7i of the zoning resolution, to permit in business and unrestricted use districts the change in occupancy from stable and milk distribution building to auto showroom for new and used cars, storage garage for more than five (5) motor vehicles, lubritorium, motor vehicle repair shop, welding, auto painting and parts department; affecting premises 6024 Fort Hamilton parkway, west side between 60th and 61st streets and 952 to 976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 60th and 61st streets and Ft. Hamilton parkway are in business and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1948, re Alt. Applic. 2599-48, reads:

"Construction.

1. Proposed use of existing stable and milk distribution building for storage of more than five motor vehicles and for motor vehicle repair shop is contrary to Art. II, Sections 4a(15) and 4a(29) of the zoning resolution on premises located partly in a business and partly in an unrestricted zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 203 ft. 3 $\frac{3}{8}$ in. front by 115 ft. 6 $\frac{5}{8}$ in. in depth, irregular, on which is located a three story, Class 3 structure 123 ft. 2 in. front by 115 ft. 6 $\frac{5}{8}$ in. deep, irregular, 41 ft. 1 in. in height, and a one story metal, Class 5 structure, 72 ft. 1 in. front by 94 ft. 2 in. deep, 20 ft. in height, formerly used as a milk distribution plant and stable; that it is proposed to convert the buildings to an auto showroom for new and used cars, storage of more than five motor vehicles and as a motor vehicle repair shop, lubritorium, welding, auto painting and parts department; that it is proposed to install one 550 gallon gasoline tank and pump to be used only for cars dealt in by this automobile agency; that it is proposed to install new ramps to second and third floors; and

WHEREAS, the applicant contends these buildings were erected before 1915 and altered in 1924 under Alt. 3029-24; that C.O. 5424 was issued permitting above buildings to be used as a milk distribution plant and stable; that the three story masonry building will have the ceilings fire retarded throughout and the present wood floors will be covered with 2 in. of concrete; that a two source sprinkler system will be installed, two new fireproof stairs will be installed; that the exterior of the building will be altered in a modern manner; that Ft. Hamilton parkway is a main auto highway leading across Brooklyn and the proposed use will be entirely in keeping in this street; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under section 7c, to permit the building to be altered as proposed and occupied as a sales room and auto service station in connection with the sale of Dodge automobiles and to permit under section 7i the necessary repairing in connection with servicing of such

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motor vehicles, *on condition* that only motor vehicles dealt in by the agency shall be so serviced; that the building shall not be increased in height or area and shall be maintained as proposed and shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 818-48-A; that the ceilings throughout, including the underneath side of the roof shall be fire retarded; that a two source sprinkler system shall be installed and maintained throughout, including the metal building; that one gasoline tank and pump may be installed within the building where shown, for emergency service only as to cars dealt in by the agency; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

549-48-A

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Harry Rosenfeld.

For Opposition: Abram Shlefstein and Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m. for inspection and decision without further argument.

714-48-A

APPLICANT—Foundry Services Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Frankel.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to November 3, 1948 at 10 a.m. for applicant to submit additional information.

836-48-A

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John Fitzsimons and Peter Falkiewicz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for inspection by a committee of the Board and for decision; hearing closed.

264-48-A

APPLICANT—Imre Chairman, for 493 Monroe Street Corp., owner (Benjamin Cohen, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—493-495 Monroe street, north side, 350 ft. east of Sumner avenue (2nd floor); (Block 1634, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman, Herbert E. Goodstein, Herman Brandon, Perry Gottlieb and Benjamin H. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (264-48-A)

WHEREAS, Imre Chairman for 493 Monroe street Corporation, owner, Benjamin Cohen, lessee, filed March 22, 1948, an appeal from a decision of the borough superintendent, affecting premises 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lot 65), (2nd fl.), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated February 25, 1948, on Alt. Applic. 450-48, reads:

"2. The 2nd floor should be sufficient to sustain a live load of 120 lbs. per sq. ft.

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height; 50 ft. by 100 ft. in area, of Class 3 construction erected 1913; on a lot 50 ft. by 100 ft. in area, in a residence use B area, Class 1½ height district and used and occupied since 1913—cellar, boiler room; 1st floor, manufacturing refrigerators, 25 persons; 2nd floor, spraying and storage of metal cabinets, 4 persons; that no change in use or occupancy is proposed; that the building is equipped with one 24 in. wide steel stairs, unenclosed, leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the floor load of the 2nd floor which is designed for 80 lbs. live load will never be used to its fully designed capacity as the occupancy will consist of only 4 men spraying and storing metal cabinets weighing 80 lbs. each, occupying a floor area of one ft. by 2 ft. each; and

WHEREAS, the premises were inspected by a committee of the Board, in conjunction with 263-48-BZ.

Resolved, that the decision of the borough superintendent dated February 25, 1948 on Alt. Applic. 450-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

268-48-A

APPLICANT—Henry Nordheim, for 1900 Jerome Avenue, Inc., owner.

SUBJECT—Application reopened September 28, 1948—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, H. J. Schaus and Louis Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (268-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1900 Jerome avenue and 1 East 177th street, northeast corner (Block 2853, Lot 1),

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Borough of The Bronx, was withdrawn on July 20, 1948; and

WHEREAS, this case was reopened by vote of the Board on September 28 1948, subject to usual procedure; and

WHEREAS, the applicant requested reopening of this appeal, for consideration of a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1948, on Amendment to Alt. Applic. 1044/47, reads:

"2. Proposed garage and motor vehicle repair shop use, in a two story Class Three building, is contrary to Section 4.2.1 of the Building Code.

"3. Proposed exits do not comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 26 ft. in height, 117.33 ft. by 135.5 ft. in area, class 3 construction, erected in 1928, located in a business and residence use, B area, class 1¼ height district, used and occupied since 1928: cellar, boilerroom; 1st and 2nd floors, storage garage for more than five motor vehicles; proposed to be used and occupied: cellar, same; 1st floor, automobile showroom, accessory sales, storage garage for more than five motor vehicles of employees, customers and patrons (no gasoline to be sold) and lubritorium; 2nd floor motor vehicle repair shop incidental to the operation of the automobile showroom and sales room, including body and fender repairs incidental, welding, painting and free storage of more than 5 motor vehicles belonging to employees, customers and patrons; that the building is equipped with an approved standpipe system and one fire escape on the Jerome avenue front extending to street by counterbalanced ladder; that windows and doors on the course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant contends that the ceiling of the second floor is fire-retarded with ½ inch plaster boards and 26 gauge metal covering; that it is proposed to construct an interior fireproof stairway from the roof to the street leading directly to East 177th street and to construct a Labor Law fire escape leading to Jerome avenue by counterbalanced stairway, in addition to the existing fire escape at the Jerome avenue side and to omit the existing iron scuttle and ladder to roof in view of the proposed new fireproof stairway; that it is proposed to eliminate two of the entrances on East 177th street and provide one new entrance on East 177th street for emergency purpose only; that it is proposed to erect on the 2nd floor a body repair shop with incidental welding and a paint spraying room to comply with all rules and regulations applicable thereto and to enclose the body repair department in partitions; and

WHEREAS, the applicant contends as to Objection 2, that the proposed body repair department and incidental welding and paint spraying will comply with the rules of the Board and the second floor ceiling will be fire-retarded; and contends as to Objection 3, that the new fireproof stairway from roof to street, the existing fire escape and the new Labor Law fire escape will provide adequate safeguards for the limited number of applicants, particularly in view of the existing ramp, which although not a legal exit is practical and safe.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1044/47, objections 2 and 3. be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 347-27-BZ, Vol. 3 shall be complied with and that the proposed stores and fire escapes as indicated on plans filed with this appeal marked "Received October 8, 1948" (4 sheets) as proposed shall be complied with.

500-48-A

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Appeal from a decision of the fire commis-

sioner re: Transportation of gasoline, benzine and naphtha in tank trucks and semi-trailers in New York City (construction of tanks not in conformity with Administrative Code requirements covering tank trucks).

APPEARANCES—

For Applicant: J. S. Hagman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (500-48-A)

WHEREAS, Gulf Oil Corporation, owner, filed May 27, 1948 an appeal from a decision of the fire commissioner relating to the transportation of gasoline, benzine and naphtha in tank trucks and semi-trailers from the applicant's refinery at Gulfport, S. I. to the State of New Jersey; and

WHEREAS, the decision of the fire commissioner dated May 24, 1948 reads:

"Your applications for permits to transport gasoline within the city limits in certain tank trucks have been received and considered.

"An examination of the specifications which were submitted for such trucks identified by your equipment numbers,

82603	87622	92607
92608	92609	90004

and trailer trucks,

92909-78003	97708-78001	97719-78005
97774-78008	97778-78009	97779-78010

revealed that such equipment did not conform in any manner with the Fire Department specifications for gasoline tank trucks.

"The transportation of gasoline in large semi-trailer tank trucks is deemed to be especially hazardous and therefore in the interest of public safety, your request is denied."

and

WHEREAS, the applicant states that the trucks in question have tank compartments in the following capacities:

Truck	Gallons
#82603	500, 500, 500, 500, 500
#87622	500, 500, 498, 498, 504
#92607	600, 600, 600, 600, 600
#92608	600, 600, 600, 600, 600
#92609	600, 600, 600, 600, 600
#90004	603, 598, 450, 603, 610
#92907-78003	625, 650, 610, 655, 625, 635, 640, 625
#97708-78001	630, 650, 615, 645, 635, 640, 640, 620
#97719-78005	670, 615, 605, 605, 600, 595, 593, 587
#97774-78008	625, 605, 670, 625, 635, 635, 615, 635
#97778-78009	625, 610, 645, 630, 655, 635, 635, 610
#97779-78010	615, 605, 660, 630, 625, 630, 630, 630

and

WHEREAS, the applicant contends that this appeal is in respect to the applicant's proposed use of tank trucks, semi-trailers and trailer, for the transportation of petroleum products from the Borough of Richmond in interstate commerce exclusively in equipment acceptable to the State of New Jersey and to the Port of New York Authority having jurisdiction over bridge traffic; that permission is requested to cross Western avenue on the way out to New Jersey and on the return to Staten Island to traverse that portion of Western avenue between the exit ramp of Goethals Bridge and the applicant's privately owned road for a distance of 255 ft. as indicated on plans filed with this appeal; that all other distances within the city of New York to be traversed by the vehicles in question are within the applicant's property or on the bridge and its ramps; that the

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location in question is on the extreme outskirts of the city and no congested traffic exists; that there are no buildings along the route to be traversed; that no deliveries will be made in the city of New York by the vehicles in question; that equipment of the type proposed has been safely operated for a number of years throughout the U. S.; that in the absence of vehicular and pedestrian traffic congestion, it is submitted that the operation of trucks and trailers of the type proposed may be safely permitted; and

WHEREAS, the area has been inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner dated May 24, 1948, be and it hereby is *affirmed* and that the appeal be and is hereby is *denied*.

732-48-A

APPLICANT—Fred Weinstock, for Oscher Co., Inc., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—112-20 Beach Channel drive, north side, 75 ft. east of Beach 116th street (Block 598, Lot 281), Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (732-48-A)

WHEREAS, Paul Weinstock for Oscher Company, Inc., owner, filed July 29, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 112-20 Beach Channel drive, north side, 75 ft. east of Beach 116th street (Block 598, Lot 281), Rockaway Park, Borough of Queens; and

WHEREAS, Order 13819-LC, issued by the fire commissioner April 23, 1948, and repeated in a decision of the fire commissioner dated July 19, 1948, reads:

"1. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 in. in thickness. Entrance to boiler room to be from exterior of building only. C19-72.0, Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 13 ft. in height; 60 ft. by 60 ft. in area, of class 3 construction erected 1947, on a lot 103.7 ft. by 81.8 ft. in area, in an unrestricted use, A area, class 1½ height district and used and occupied since 1947, factory, manufacturing oil burners and boiler room, 5 persons, and proposed to be used and occupied for fuel oil distribution, sales and garage for not more than 4 cars, 5 persons; and

WHEREAS, Certificate of Completion No. 1241 was issued, January 23, 1947 by the Department of Marine and Aviation permitting the use of the building for the manufacture of oil burners, upon completion of work under Applic. 22449, filed July 24, 1946; and

WHEREAS, the applicant contends that an additional 8 in. masonry wall separating the boiler room from the garage area has been installed for added protection and requests that the entrance to the boiler-room be accepted as indicated on plans filed with this appeal in view of the fact that it would be impractical to cut an opening in the present exterior wall of the building which consists of a 12 in. reinforced concrete continuous grade beam.

Resolved, that the order of the fire commissioner, acting on Order 13819-LC, Objection 1, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that the entrance to the boiler room shall be solely from the office with a fireproof wall separating the boiler room from the open area as indicated on plans filed with

this appeal marked "Received July 29, 1948," (2 sheets) that the request to include the use of building also as a garage for not over four (4) cars shall be made to the Department of Marine and Aviation and a new certificate of occupancy shall be obtained.

818-48-A

APPLICANT—Lama and Proskauer, for Rogers Motor Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—6024 Ft. Hamilton parkway, west side, from 60th to 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Rogers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (818-48-A)

WHEREAS, Lama and Proskauer for Rogers Motor Co., Inc., owner, filed September 8, 1948 an appeal from a decision of the borough superintendent, affecting premises 6024 Ft. Hamilton parkway, west side, between 60th and 61st streets, 952-976 60th street and 959 61st street (Block 5715, Lot 27), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated August 26, 1948 on Alt. 2599-48 reads:

"2. Proposed use of three story non-fireproof building for storage of more than 5 motor vehicles and for motor vehicle repair shop is contrary to Section 4.2.1 of the Bldg. Code.

"3. Proposed use of Class V building exceeding 5000 sq. ft. in area for motor vehicle repair shop is contrary to Section 4.2.1 of the Bldg. Code.

"4. Provide two fireproof stairs from all floors, including cellar, directly to street, as per Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the buildings are 1 and 3 stories, 20 ft. and 41 ft. 1 in. in height, 132 ft. 2 in. by 115 ft. 6 in. and 72 ft. 1 in. by 94 ft. 2 in. in area, of class 3 and class 5 construction, erected prior to 1915, located in a business and unrestricted use C area class 1 height district, used and occupied since prior to 1915: cellar—boiler room and storage; 1st floor—chill room and wagon storage; 2nd floor stable and offices; 3rd floor—storage and locker rooms; proposed to be used and occupied: cellar—boiler room and parts storage—1 person; 1st floor—auto showroom, parts department, repairs, storage, car washing and lubricatorium—22 persons; 2nd floor—repairs, painting, welding—14 persons; 3rd floor—offices and storage of more than five motor vehicles—14 persons; that the building will be equipped with two source sprinkler system throughout; that there will be two 3 ft. 8 in. wide steel stairs, enclosed in fireproof blocks, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the premises are developed with a three story class 3 constructed building, 123 ft. 2 in. front by 115 ft. 6½ in. deep, and one story class 5 constructed building 72 ft. 1 in. front by 94 ft. 2 in. deep, erected before 1915 and altered in 1924, for which C.O. 5424 was issued permitting their use as a milk distributing plant and stable; that it is proposed to convert these buildings to showroom for new and used cars, motor vehicle repairs and storage of more than five motor vehicles, with the necessary conjunctive uses of welding, lubricatorium,

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automobile painting, automobile parts department, storage and the installation of one 550 gallon gasoline storage tank and pump to supply gasoline to cars dealt in by the agency; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent, that the three story building will have all ceilings fire retarded with one hour rating; that present wood floors will receive a 2 in. concrete covering and a two source sprinkler system will be installed throughout the entire building; that partitions enclosing the stairs will be fireproof, equipped with fireproof self-closing doors; that a 4 in. concrete slab will be installed over the boiler room with an exit from the boiler room to the outer air only; that a two source sprinkler system will be installed in the one story metal building and all openings between the one story and three story buildings will be equipped with three hour fireproof self-closing doors; that as to objection 3, the one story metal building has an approximate area of 6782 sq. ft.; that the proposed ramp to the 2nd floor of the masonry building will occupy 720 sq. ft. in the metal building so that the metal building will not exceed the allowable area by a great deal and this metal building fronts on the east and south on public streets and will be bounded on the north by the fire wall of the three-story masonry building and will be 5 ft. distant from the westerly lot line; that the new ramp will be fireproof and the building will be protected with a two source sprinkler system; that as to objection 4, two new sets of fireproof stairs will be installed, fireproof enclosed, in accordance with the Labor Law except that only one stair from the cellar will lead to the street; that the second stair from the cellar will lead to the automobile showroom on the 1st floor and thence to the street; that these stairs will have a fireproof self-closing door top and bottom; that the ceilings will be fire-retarded throughout the building and the floors covered with 2 in. of concrete and a two source sprinkler system installed throughout the building including the cellar; that the cellar will be used for the storage of incombustible auto parts and only one person will occupy the cellar.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2599-48, Objections 2, 3, and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 817-48-BZ shall be complied with and that the building shall be altered and rearranged and protected with a sprinkler system as proposed; that all openings between the one story metal building and the three story building shall have three (3) hour fireproof self-closing doors; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 817-48-BZ, that the floors throughout be covered with 2 in. of concrete as proposed; that in the cellar the heating system shall be enterable only from the exterior; otherwise the cellar may be used for the storage of incombustible parts.

APPLIANCE AND MATERIALS SUBMITTED FOR APPROVAL

326-48-SA

APPLICANT—Central Station Signals, Inc., owner.

SUBJECT—Central Station Signals, Inc. Waterflow Switch and Transmitter, Models PRS and PRT, approval of.

APPEARANCES—

For Applicant: James H. McDowell.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (326-48-SA)

WHEREAS, the report of a committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 8, 1948.

Re: Cal. 326-48-SA.

Subject: Central Station Signals, Inc. Waterflow Switch and Transmitter, Models PRS and PRT, Approval of.

Central Station Signals, Inc., owner, filed April 9, 1948, an application with the Board of Standards and Appeals for approval of Central Station Signals, Inc. Waterflow Switch and Transmitter, Models PRS and PRT, under the provisions of C26-178.0.b and C26, Art. 16, Administrative Building Code.

Description

These are paddle type sprinkler alarm devices, in sizes 2½ in. to 8 in., inclusive, constructed of monel metal. The signal mechanism consists of a microsnap switch operated by an extension contacting a disc on the "Agastat" rod. A terminal board with four wire attachments and a tamper switch is provided.

The Model PRT Transmitter is a waterflow device that sends a coded signal indicating the exact portion of a sprinkler system where waterflow is occurring. It is operated by the movement of a thin monel paddle that is inserted in the piping by drilling a hole in same. Whenever a movement of water occurs the paddle moves with the water thereby releasing a mechanical retard device that may be adjusted for a predetermined period of time. If the waterflow exceeds the period setting of the retard, a coded signal is transmitted. The retard is instantly recycling, that is, if the waterflow or surge does not exceed the retard period, the device immediately returns to normal and is ready for the next surge with no build-up, which means each operation of the paddle will have the same retard period before the signal is sent. This waterflow device has proven in actual practice that it can withstand very severe surges and water hammers without sending in false alarms. The transmitter will give approximately 50 rounds of signals without rewinding.

The Model PRS waterflow switch is the result of extensive experimentation to build a waterflow switch that would prevent false fire alarms caused by fluctuations of pressure and flow in city water mains. The flow device is equipped with an instantly recycling retard with no build-up; no matter how fast the fluctuations occur the device instantly returns to normal. Only a steady flow for a period determined by the retard setting will give an alarm. The retard may be set for any period up to one minute. The alarm wiring is the only electrical connection necessary.

These devices have been approved by the Underwriters Laboratories, Inc. Signal 373, Application No. 46C1971-A.

Inspection and Test

These devices were inspected and tested at 71 West 23rd Street, Manhattan, on May 17, 1948. Present at the test were Chief Engineer Leslie V. Huber of the Committee and Peter Maher of the Fire Department and J. H. MacDowell, representing the applicant. The devices were tested down to 8 lbs. per sq. in. and found to operate as designed.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Central Station Signals, Inc. Waterflow Switch and Transmitter for use in sprinkler systems only required under Chapter 26 of the Administrative Building Code or the Sprinkler Rules of the Board of Standards and Appeals when connected to closed circuit alarm systems of a type

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approved by the Board of Standards and Appeals, when installed in accordance with this report provided each device bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #326-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

539-48-SM

APPLICANT—Samuel Cohen, for Triumph Metal Products, Inc., owner.

SUBJECT—Triumph Hollow Metal Flush and Panel Type Fireproof Doors ($\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 hr. rating), approval of.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (539-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 539-48-SM.

Subject: Triumph Hollow Metal Flush Type Fireproof Doors ($\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 hour rating) approval of.

Samuel Cohen for Triumph Metal Products, 4434 Park Avenue, N. Y., filed, June 8, 1948 an application with the Board of Standards and Appeals for approval of the Triumph Hollow Metal Flush and Panel Type Fireproof Doors ($\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 Hour rating) under the provisions of C26-178, C26-610, C26-660.0, C26-661.0, C26-662.0, C26-663.0, C26-664 and C26-665.

Description

The door selected was of the flush type, $1\frac{1}{4}$ " thick and is constructed of two separate sheets of #18 U. S. gauge metal on each edge of the door; a continuous #18 gauge steel channel runs the full height of the door; this channel is spot welded to the panel 6" on centers.

A web steel truss of #24 U. S. gauge metal is spot welded to the back panel 6" O.C. This truss is formed of one sheet of metal, the height and width of the door. The flanges of the truss are $1\frac{1}{4}$ " and the flanges are on $5\frac{1}{2}$ " centers. In each flange a series of rectangular slots $\frac{1}{2}$ " x $1\frac{3}{8}$ " are punched, 6" on center. A series of clip strips, $1\frac{1}{2}$ " wide and made of #18 gauge metal are spot welded to the front panel 6" on center. The number of strips corresponding and in line with the flanges of the truss welded to the back panel. On this strip are formed the clips $\frac{1}{2}$ " x $1\frac{1}{8}$ " corresponding in number and distance to the number of slots on the flange of the truss. In assembling the door the front panel is placed over the trusses welded to the lower panel, the clips engaging the slots on the flanges of the truss number. The edges of the front and back panel are joined and a $\frac{3}{4}$ " arc weld is made 3" on centers on each edge for the full height of the door. The door for its entire length and width is filled with air cell asbestos for insulation and the lock housing is insulated by $1/16$ " asbestos sheet. A continuous #16

gauge metal channel is filled into both the bottom and top of the door for its entire width and are spot welded to the front and back panels.

Inspection and Test

The make up of the door was witnessed by Chief Engr. L. V. Huber and J. A. Darts, Engineering Division Committee on Test and Messrs. S. Cohen and Geo. Barnecott representing the applicant at the plant of the applicant 4434 Park Avenue, New York, on July 1, 1948. The test door was fire tested at Protexol Laboratories July 19, 1948. The clearances on the test specimen were sides $3/16$ " Top $9/32$ " and Bottom $1/4$ " to $7/16$ ". The door was hung on one and one-half pairs of loose pin butts 4" wide and 5" high located 1'-0", 3'-8" and 6'-4" from the bottom and was fitted with a Russwin Mortise Lock having $1/2$ " throw.

The fire test was conducted in accordance with the requirements of Group 5, Sub. Article 1, Article 11 Administrative Building Code. The test furnace was a fire brick structure 10'-0" wide 2'-0" deep and 12'-0" wide having a rough opening of 62" x 93" in which the test specimen was set. The test was conducted in conformity with the standard Time-Temperature Curve and a copy of the test is on file with the application. The average rise in temperature at the end of 30 minutes was 725° F. from which the initial temperature of 83° F. is subtracted giving a net increase of average temperature of 642° F. which is within the requirements of C26-610.0. At the end of three hours the gas was turned off and the specimen was subjected to the Standard Hose Stream test without any appreciable effect except for a reduction in the buckle in the door. The door was then swung open on its own hinges after the release of the lock.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the Triumph Hollow Metal Flush Type Fireproof Door, $\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 hr. rating when constructed in accordance with this report and the drawings filed with the application as an opening protective assembly as meeting the requirements of C26-610 and the requirements Group 3 Sub. Article 8 Article 11 (C26-660.0 through C26-665.0) Administrative Building Code, and Sec. 4, subdiv. 10 Multiple Dwelling Law, any vision or other light to meet requirements of C26-668.0.

For any opening protective assembly manufactured under this approval the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

804-48-SM

APPLICANT—Seymour Goldschlag, for J. Alperin Co., owner.

SUBJECT—J. Alperin Company Steel Sash Putty, approval of.

APPEARANCES—

For Applicant: Seymour Goldschlag.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

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THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (804-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 22, 1948.

Re: Cal. 804-48-SM.

Subject: J. Alperin Co. Steel Sash Putty, approval of.
J. Alperin Co., owner, filed September 10, 1948 an application with the Board of Standards and Appeals for the approval of the J. Alperin Co. Steel Sash Putty under the provisions of C26-178.0.b of the Administrative Building Code.

Description

This material is a knife grade easy working putty designed for use in steel sash and casements, interior and exterior, and consists of a uniform mixture of pigment ground to a fine texture free from all lumps. It is designed to retain its form until setting takes place and upon setting to form a firm sealer between sash and glass without peeling or cracking. The composition of this putty is 95% calcium carbonate (whiting) and a vehicle consisting of 80% pure linseed oil, 16% mineral spirits and 4% gums for binder.

Inspection and Test

The material was inspected and tested at the office of the Board on September 21, 1948. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Jacob and Irving Alperin and Charles Rottaveel, representing the applicant. The material was found to conform to Federal Specifications designation TTP 781.a.

Recommendation

On the basis of this inspection and test and the data filed by the applicant the Committee on Test recommends the approval of J. Alperin and Company's Steel Sash Putty for use in New York City under the provisions of C26-191.0, provided each can or container of this material bears a label permanently affixed, reading "Approved by the Board of Standards and Appeals or Use in New York City, under Cal. 804-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

805-48-SM

APPLICANT—Seymour Goldschlag, for J. Alperin Co., owner.

SUBJECT—J. Alperin Company Elastic Glazing Compound, approval of.

APPEARANCES—

For Applicant: Seymour Goldschlag.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (805-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 22, 1948.

Re: Cal. 805-48-SM.

Subject: J. Alperin Company Elastic Glazing Compound, approval of.

The J. Alperin Company, owner, filed September 10, 1948 an application with the Board of Standards and Appeals for approval of the J. Alperin Company Elastic Glazing Compound under the provisions of C26-178.0.b of the Administrative Building Code.

Description

J. Alperin Company Glazing Compound is composed of a mixture of 87% Pigment and 13% Vehicle. The pigment is 95% calcium carbonate (whiting) and the vehicle is a compound of slow oxidizing vegetable oils with non-oxidizing resin.

It is knife grade and works readily and smoothly under a knife without crumbling or cracking and after working in the hands shows good plastic qualities without slimeiness or stickiness and adheres satisfactorily to a surface to which it has been applied.

Inspection and Test

The material was inspected and tested September 21, 1948 at the office of the Board for compliance with Federal Specification TT-P-781.a and was found to conform to the specification. Present were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and S. Goldschlag representing the applicant. The material also conforms to specifications as to keeping qualities.

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends the approval of the J. Alperin Company Elastic Glazing Compound for use in New York City under the provisions of C26-191.0 provided each can or container of the material bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 805-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

806-48-SM

APPLICANT—Seymour Goldschlag, for J. Alperin Co., owner.

SUBJECT—J. Alperin Company Aluminum Sash Putty, approval of.

APPEARANCES—

For Applicant: Seymour Goldschlag.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (806-48-SM)

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

September 22, 1948.

Re: Cal. No. 806-48-SM.

Subject: J. Alperin Company, Aluminum Sash Putty, approval of.

J. Alperin Company owner filed September 10, 1948 an application with the Board of Standards and Appeals for approval of the J. Alperin Company Aluminum Sash Putty under the provisions of C26-178.0.b Administrative Building Code.

Description

This material is a knife grade easy working putty designed for use in Aluminum sash and casement, interior and exterior consisting of a uniform mixture of pigment ground to a fine texture, free from lumps and containing approximately $\frac{1}{2}$ of 1% powdered Aluminum. It is designed to retain its form until setting takes place and upon setting to form a firm sealer between sash and glass without peeling or cracking. The composition consists of specially processed drying oils 20% chalk whiting (calcium carbonate) and extenders 80%.

Inspection and Test

This material was inspected and tested at the office of the Board September 21, 1948; present were Commissioner Chas. M. Blum, Chief Engineer Leslie V. Huber and J. A. Darts of the Committee on Test and S. Goldschlag representing the applicant. The materials conformed to the specification submitted and examination of buildings on which the material had been used indicated that it complied with the requirements as set forth.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the J. Alperin Company Aluminum Sash Putty for use in New York City under C26-191.0 Administrative Building Code provided each can or container of the material bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 806-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

92-48-A

APPLICANT—Dill Realty Corp., owner (Nu Enamel Co., Scher's Toyland and Dilbert Bros., Inc., lessees).
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—166-24 to 166-28 Jamaica avenue, south side, 100 ft. west of 168th street (basement); (Block 10156, Lot 9), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-48-A)

WHEREAS, Dill Realty Corp., owner, for Nu Enamel Co., Scher's Toyland and Dilbert Bros., Inc., lessees, filed February 3, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 166-24 to 166-28 Jamaica avenue, south side, 100 ft. west of 168th street (basement), (Block 10156, Lot 9), Jamaica, Borough of Queens; and

WHEREAS, Order No. 19830 LF, issued by the Fire Commissioner May 7, 1947, reads:

"1. Discontinue the storage and maintenance of combustible materials in cellar OR install an approved wet automatic sprinkler system having at least one source of water supply, arranged and equipped as per Sec. C19-161.0 Adm. Code."

and

WHEREAS, the said order was referred to in a decision of the Fire Commissioner dated January 6, 1948; and

WHEREAS, the applicant states the building is one story 16 ft. in height, 50 by 110 ft. in area, Class 3 construction, on a lot 50 by 210 ft. in area, located in a business use, D area Class $1\frac{1}{2}$ height district, erected in 1942, used and occupied since: Cellar, storage of groceries, toys, and paints, 3 persons; 1st floor, retail stores, 3 persons; and

WHEREAS, the Certificate of Occupancy Q25373 issued March 26, 1942, upon completion of work under N.B. Applic. 2430-41 permits the use of the cellar for storage and 1st floor for stores; and

WHEREAS, the applicant contends that the Fire Department order is an arbitrary exercise of power not warranted by the facts; that each store has a separate basement partitioned off by a fireproof partition; that the grocer stores only soap and food stuffs in the basement in an orderly manner and packed so as to avoid any dangerous accumulation of rubbish or other combustibles; that the grocer does not sell or store any merchandise that might be considered a fire hazard; that the toy store stores only toys and games properly packed and maintained in orderly arrangement in its basement and complies with all fire department regulations concerning pails of water and fire extinguishers and there are no accumulations of rubbish or other material that would constitute a fire menace; that the paint store stores all combustibles in authorized safe sealed metal containers and complies with all Fire Department regulations concerning maintenance of adequate fire extinguishers; that the order should be revoked and permission granted the tenants to continue their present use without requiring an automatic sprinkler system.

Resolved, that Order No. 19830-LF issued by the fire commissioner May 7, 1947 be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the three stores in the building as indicated on plans filed with this appeal marked "Received September 21, 1948," two sheets, shall be so arranged as to the cellar that there is a continuous fire-retarded partition from the door to the store in the cellar at the west side of the building continuing along the stair partition and across the front cellar wall to the east side to form a passage not less than 3 ft. in width with a fireproof self-closing door entering from such passageway to each one of the cellar spaces of the three stores to give access for fire fighting purposes to the cellar from the passageway reached by means of the stair and engineer's ladder; that other means of exit to the cellar as shown on such plans shall be maintained; that such work

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shall be promptly commenced and completed within three (3) months from the date of this resolution; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

128-48-A

APPLICANT—Harry S. Kohl, for 448 86th Street Realty Corp., owner.

SUBJECT—Application reopened September 14, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—450 86th street (448 displayed), south side, 377 ft. 1 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry S. Kohl and Louis Ott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (128-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 450 official (448 displayed) 86th street, south side, 377 ft. 1 3/8 in. east of 4th avenue (Block 6045, Lot 26), Borough of Brooklyn, was granted by the Board on April 20, 1948 on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a new decision of the borough superintendent; and

WHEREAS, the appeal was reopened September 14, 1948; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1948, on amendment to Alt. Applic. 109-48, reads as follows:

"Proposed 2'6" wide stair from store floor (1st) to 2nd floor is contrary to C26-292 of Adm. B.C. and resolution of the B.S. & A. of Cal. No. 128-48-A dated Apr. 20, 1948 Bul. No. 17 V. 33."

and

WHEREAS, the applicant now contends that the second floor will be used only for rest rooms for staff members and toilet facilities; that access to the second floor may be had through two 2 ft. 8 in. by 4 in. access panels at the front of the building and three 3 ft. 6 in. at the rear leading to the roof of the one-story extension where egress can be had to the roofs of the adjoining buildings; that stairs to the 2nd floor are installed 2 ft. 6 in. wide in lieu of 3 ft. as previously proposed in order to provide access to the show windows; that it is requested the Board accept this condition in view of the low occupancy of the 2nd floor; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on April 20, 1948, by adding thereto:

"that the proposed stair from the first or store floor to the second floor may be as proposed and as shown on revised plans marked "Received October 18, 1948," showing proposed conditions and marked "Received July 20, 1948," two sheets, showing the existing conditions, on condition that in all other respects the resolution adopted by the Board on April 20, 1948 shall be complied with; that the occupancy of the second floor shall be restricted as proposed to a rest room and toilet for the female employees and not used for storage or other uses; that a rear window leading to the rear extension from the second floor shall be left unlocked at all times so as to be readily openable in the event of emergency during working hours; that the proposed stairs to the second floor with a stairway to the cellar underneath from the street floor shall be so constructed

that the stair soffit shall be fire-retarded and the stair shall be enclosed in the cellar with a fireproof self-closing door installed in the enclosure at the cellar; that in all other respects, the requirements of the resolution adopted April 20, 1948, shall be complied with."

242-48-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Ethel Latt.

SUBJECT—Revocation of Certificate of Occupancy 190-28, issued in error.

PREMISES AFFECTED—2131 Jerome avenue and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: John B. Walsh.

For Opposition: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; certificate of occupancy revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (242-48-A)

WHEREAS, Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, The Bronx, filed March 19, 1948, an application for revocation of C.O. 190-1928, issued for premises 2131 Jerome avenue, and 4 West 181st street, southwest corner (Block 3192, Lot 42), Borough of The Bronx, owned by Ethel Latt; and

WHEREAS, C.O. 190 issued January 28, 1928, on N.B. Applic. 1924-27, describes the building as one story, of concrete block construction; permits its use as office and gasoline station; and

WHEREAS, Zoning Violation 212-46, issued December 20, 1946, was for the maintaining of a repair shop and gasoline service station in a business district; variance under Cal. 835-26-BZ, having expired January 18, 1929; and

WHEREAS, the applicant states that premises are 70.65 ft. by 43.82 ft. and 55.68 ft., irregular in area, located in a business use, B area, Class 1 1/4 height district, upon which there exists a one story building of Class 3 construction; erected 1928, and used and occupied since 1928 as a motor vehicle repair shop and gasoline service station; and

WHEREAS, the applicant contends that this is an application for revocation of Certificate of Occupancy No. 190, issued in error January 28, 1928; that N.B. Applic. 2136-1926 filed August 16, 1926 for gasoline station and repair shop, disapproved September 1, 1926, was disapproved for the erection of a gasoline station and repair shop for motor vehicles in a business use district; that under Cal. 835-26-BZ a variance was granted by the Board January 18, 1927, for the proposed use for a period of two years; that on July 20, 1927, plans were submitted and approved by the Board July 26, 1927, and stamped approved July 29, 1927; that on August 25, 1927 N.B. Applic. 1924-27 was filed for the erection of an office and store for gasoline station, superseding N.B. Applic. 2136-26; on September 21, 1927 this N.B. Application was approved contrary to the Board's resolution and therefore approved in error; that on January 28, 1928, C.O. No. 190 was issued for use of the premises as office and gasoline station contrary to the variance granted by the Board for a term of two years under Cal. 835-26-BZ, and therefore was issued in error; that the premises are being used as gasoline service and oil selling station and as a motor vehicle repair shop in violation of subdivisions 29 and 46 of Section 4 of the zoning resolution; and

WHEREAS, the applicant states that inspection of the premises on October 4, 1948, disclosed that the premises are being used as a gasoline service station, motor vehicle

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repair shop and tinsmith and sheet metal works and that there are two roof signs about 8 ft. x 12 ft. at each end of the building, one reading "Beck's Roofing and Sheet Metal Shop" and the other reading "S. Latt Service, Motor Tune Up, Batteries Charged, Brakes and Clutches"; that neither of these signs were approved by the Department.

Resolved, that the appeal be and it hereby is *granted* revoking C.O. 190-28.

496-48-A

APPLICANT—Benar Holding Corporation, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard, (Block 10102, Lots 4, 6, 13, 15, 72, 74, 79), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Sheppard Glucroft.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (496-48-A)

WHEREAS, Benar Holding Corporation, owner, filed May 4, 1948, an appeal from decisions of the borough superintendent, affecting premises 162-10 to 162-14 Jamaica avenue, south side, 51 ft. west of New York boulevard, 92-15 to 92-29 Union Hall street and 92-14 to 92-20 New York boulevard (Block 10102, Lots 4, 6, 13, 15, 72, 74 and 79), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 16, 1948 on Misc. Applic. 2833-48, reads:

"1. The erection of a sign resting on a marquee—contrary to B26-7.0 subd. g, Adm. Code."

and

WHEREAS, the decision of the borough superintendent dated April 16, 1948 on Misc. Applic. 2834-48, reads:

"1. The erection of a sign resting on a marquee is contrary to B26-7.0 subd. g, Adm. Code."

and

WHEREAS, the applicant states that the building is 7 stories, 95 ft. in height, 108 ft. by 295 ft. in area, of Class 1 and Class 3 construction, erected in 1925, located in a business use C area Class 1½ height district and used and occupied since 1929 as a department store, equipped with a two source sprinkler system throughout except in portions of the stair wells, equipped throughout with an approved standpipe system, an interior fire alarm system and regular monthly fire drills are maintained; that there are five interior steel fireproof enclosed stairs, equipped with kalamein self-closing doors, leading from roof bulkhead direct to street, each 3 ft. 8 in. minimum in width and one fire tower; and

WHEREAS, the applicant requests the Board to permit the store name on the marquees on the New York boulevard and Union Hall street side entrances of the building; and

WHEREAS, the applicant contends that a similar sign containing the name of the store had previously been on marquees on Jamaica avenue and on New York boulevard; that the sign on New York boulevard was recently removed at the time of the alteration and is merely being relocated on a similar marquee approximately 30 ft. south of the original location; that there is no proposal to replace the Jamaica avenue marquee or the sign previously located thereon; that the sign proposed on Union Hall street is new; that such a sign was on that marquee for a period of over ten years and proved unobjectionable; that the marquees in question are only on the side street entrances of the store building; that there are no other signs on the faces of the

building on either of these two streets; that the signs are neat, open letters of modest size and design, each consisting only of the word "Gertz" and will not be a hazard or obstruction of any kind; that the frontage on New York boulevard is 130 ft. and on Union Hall street is 170 ft. and the signs in question represent only a very small portion of these frontages; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decisions of the borough superintendent on Misc. Applic. 2833-48 and Misc. Applic. 2834-48, Objection 1, be and hereby are *modified* and the appeal be and it hereby is *granted on condition* that no other signs shall be erected other than the signs as proposed and indicated on plans filed with this appeal marked "Received May 4, 1948," two sheets except signs lawfully permitted; that in all other respects the signs on the building shall comply with all laws, rules and regulations applicable thereto.

749-48-A

APPLICANT—Samuel Rosenblum, for Jeanetta Jameson Chace, owner (McCrorry Stores Corp., lessee).

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—46-06 to 46-10 Queens boulevard, west side, 56 ft. south of Bliss street, and 46-07 to 46-11 Bliss street (cellar); (Block 152, Lot 5), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (749-48-A)

WHEREAS, Samuel Rosenblum for Jeanetta Jameson Chace, owner, McCrorry Stores Corporation, lessee, filed August 9, 1948, an appeal from an order and decision of the fire commissioner affecting 46-06 to 46-10 Queens boulevard, west side, 56 ft. south of Bliss street, and 46-07 to 46-11 Bliss street (Block 152, Lot 5), Woodside, Borough of Queens; and

WHEREAS, Order 20061-LF, issued by the fire commissioner June 4, 1947, and referred to in a decision of the fire commissioner dated July 30, 1948, reads:

"1. Install an approved wet automatic sprinkler system throughout cellar having at least one source of water supply, arranged and equipped as per Art. 16, Chapter 26, Administrative Code, Section C19-161.0 Administrative Code."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height; 54 ft. by 137 ft., irregular in area with an L fronting on Bliss street; 52 ft. by 56 ft. irregular in area, of Class 3 construction; erected 1929, in a business use, B area, class 1½ height district and used and occupied since 1929 without a certificate of occupancy as follows: cellar, storage of merchandise, 3 persons; 1st floor, 5, 10 and 25¢ store, 15 persons; that the building is equipped with two 3 ft. wide iron stairs, fireproof enclosed at cellar, equipped with fireproof self-closing doors and terminating at sales space on first floor; and

WHEREAS, the applicant contends that the building faces on three streets and has a total area of 10,300 sq. ft.; that the cellar has three stairways each one terminating close to each of the street fronts so that the cellar is available to the fire department; that in addition there is a sidewalk chute to Queens boulevard and two sidewalk stairs to Bliss street; that the stairs located at Queens boulevard, Greenpoint avenue and Bliss street fronts are iron stairs with

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fireproof enclosures and fireproof self-closing doors in the cellar; that these stairways being readily accessible and the housekeeping conditions being good it would be a hardship to require additional protection for this cellar.

Resolved, that the decision of the fire commissioner, as to Order #20061-LF be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 1, *on condition* that a non-automatic sprinkler system complying with the Code requirements and an automatic thermostatic fire alarm system with connection to fire headquarters through an approved central office shall be installed and maintained throughout the cellar; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

811-48-A

APPLICANT—Sidney Daub, for G. Rossano and Brothers, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2132 1st avenue, east side, 50 ft. 11 in. south of East 110th street (5th, 6th and 7th floors); (Block 17703, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (811-48-A)

WHEREAS, Sidney Daub for G. Rossano and Bros., Inc., owners, filed September 13, 1948, an appeal from a decision of the borough superintendent affecting premises 2132 1st avenue, east side, 50 ft. 11 in. south of East 110th street (Block 1703, Lot 49), (5th, 6th and 7th floors) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1948, on amendment to Alt. Applic. 8-1948 reads:

"2. Conversion of storage to storage and manufacturing requires exits to comply with Section 271 L.L. as amended July 1, 1943, Provide two fireproof stairs 3 ft. 8 in. wide direct to street and roof."

and

WHEREAS, the applicant states the building is seven stories, 74 ft. in height; 25 ft. by 90 ft. in area; erected 1906; located in an unrestricted use, B area, Class 1½ height district and used and occupied since 1947 for the storage of food products; that it is proposed to be used and occupied—cellar, 1st, 2nd, 3rd and 4th stories, storage of food products; 5th, 6th and 7th floors, piano manufacturing, 5 persons per floor; that the building is provided with one 3 ft. wide steel stairs, enclosed in fireproof partitions, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape at the rear extending to roof by ladder with egress from its lower termination over roof of one story adjoining building under the same ownership; that window and door openings on the course of the fire escape are fireproof self-closing; that the building to the north is 6 stories and to the south 6 stories in height; and

WHEREAS, Violation 7242 was issued on October 27, 1947 as to exits and Violation 7243 of 1947 issued October 27, 1947 as to exits from termination of rear fire escape, and Violation 7241 was issued October 27, 1947 for changing the use of the 5th, 6th and 7th floors to factory without obtaining a certificate of occupancy; and

WHEREAS, the applicant contends the building was erected in 1906 for use as loft and store and has been used since its erection for the storage of food products; that due to

important business conditions the owner was compelled to sublet space in the building and the 5th, 6th and 7th floors are occupied for the manufacture of pianos; that in addition to the 3 ft. wide fireproof interior stairs from street to roof there is a fire escape at the rear provided with a 60 degree stairs, with a goose neck ladder to the roof; that balconies and stairs on this fire escape are equipped with 4 ft. 6 in. railings and the windows and doors on the course of the fire escape are fireproof self-closing; that egress is provided from the 2nd story balcony to the roof of adjoining one story building at No. 406 East 110th street under the same ownership as the building in question; that the owner is prepared to provide a counterbalanced stairway from roof of the one story building to the street; that the building is of fireproof construction, small area, and has a very light occupancy it is requested that the board accept the existing exits.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on amendment to Alt. Applic. 8-1948 and that the appeal be and it hereby is *granted*, as to objection 2, *on condition* that the primary and secondary means of exit shall be provided and maintained as proposed and indicated on plans filed with this appeal, marked "Received September 13, 1948" (4 sheets); that the number of occupants per floor shall be limited to the number permitted for the primary means of exit; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

828-48-A

APPLICANT—Sidney Daub, for Concoran & Fitzgerald & Co., Inc., owner (J. S. Inskip, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—304-310 East 64th street, south side, 125 ft. east of 2nd avenue (3rd and 4th floors); (Block 1438, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (828-48-A)

WHEREAS, Sidney Daub, for Corcoran & Fitzgerald & Co., Inc., owner, J. S. Inskip, Inc., lessee, filed September 17 1948, an appeal from a decision of the borough superintendent, affecting premises 304-310 East 64th street, south side, 125 ft. east of 2nd avenue (3rd and 4th floors), (Block 1438, Lot 44), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1948, re Alt. Applic. 1580-48, reads:

"1. Proposed use of 3rd & 4th floors for factory use requires exits to comply with Section 270 of Labor Law."

and

WHEREAS, the applicant states that the building is 4 stories, 54 ft. in height, 100 ft. 5 in. by 100 ft. in area at 1st floor, 100 ft. 5 in. by 90 ft. 5 in. in area at typical floor, Class 1 construction, erected in 1930, located in a manufacturing use, B area, Class 1½ height districts, erected in 1930 and occupied since: Cellar, storage garage for business and pleasure cars, 10 persons; 1st floor, same, 15 persons; 2nd floor, storage of food products, 15 persons; 3rd and 4th floors, storage garage and motor vehicle repair shop, 25 persons per floor; that the building is equipped with an approved standpipe system; that there is one 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street and one exterior stair at rear with egress proposed

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from its lower termination through fireproof passage to front stairs; that window and door openings on the course of the exterior stair are fireproof, self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that the lessee occupies the entire building with the exception of the second floor as a storage garage and repairs motor vehicles on the 3rd and 4th floors; that the 2nd floor use for the storage of food products will be vacated so that the lessee may continue the motor vehicle storage garage; that exits consist of a 3 ft. 8 in. fireproof interior stairway from cellar to roof, equipped with 3 ft. wide fireproof, self-closing doors at openings and provided with a fireproof entrance hall at 1st floor leading to street; that in addition there is a 3 ft. 8 in. wide exterior iron stairway at the rear extending from cellar to 4th floor, enclosed in fireproof walls at cellar, 1st and 2nd stories and a 6 ft. high railing around the outside at the 3rd and 4th stories; that doors opening to the stairway are 3 ft. wide, fireproof, self-closing; that it is proposed to provide a 3 ft. wide fireproof passage at the cellar connecting this stairway with the front stairway to provide egress to the street.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1580-48 and that the appeal be and it hereby is granted, as to objection 1, on condition that the building shall be arranged and maintained as proposed and as indicated on plans filed with this appeal, marked "Received September 17, 1948" (4 sheets); that the exit from the rear stairway to the street shall be by means of a fireproof passageway as proposed from the cellar and exiting through the primary means of exit to the street; that the number of occupants per floor shall be limited to the number permitted for the primary means of exit; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

834-48-A

APPLICANT—Simeon Heller, for George Giegerich Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—149-46 15th drive, south side, 185 ft. west of 150th street (3rd floor); (Block 4664, Lots 44 and 45), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (834-48-A)

WHEREAS, Simeon Heller, for George Giegerich Co., owner, filed September 14, 1948, an appeal from a decision of the borough superintendent affecting premises 149-46 15th drive, south side, 185 ft. west of 150th street (3rd floor), (Block 4664, Lots 44 and 45), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1948, re Alt. Applic. 1592-48, reads:

"1. No more than two stories for living quarters in frame bldgs. permitted. 8.7.2.1."

and

WHEREAS, the applicant states the building is 3 stories, 34 ft. in height, 19 ft. 4 in. by 38 ft. 4 in. in area, Class 4 construction, erected in 1919 on a lot 60 by 100 ft. in area, located in a residence use, E area, Class ½ height district, used and occupied as a two-family dwelling, 1st and

2nd floors combined, 1 apartment; 3rd floor, one apartment; that no change in use or occupancy is now proposed; that the building is provided with two 2 ft. 10 in. wide wood stairs, enclosed in plaster partitions, equipped with wood doors and one exterior ladder from 3rd floor living room into grade is proposed; and

WHEREAS, the applicant contends that the building has been converted to a two-family dwelling with one apartment on 1st and 2nd floors combined and one apartment on the 3rd floor; that Alt. Applic. 1592-48 was filed to secure a certificate of occupancy as there are no records in the Department of the conversion to two-family use; that Section 8.7.2.1 applies only to structures erected after January 1, 1938; that the building in question was erected in 1919 and has not since been changed in height or area; that under Section 4.1.5, the alteration of frame structures erected prior to 1938 is permitted if such structures are to be occupied after alteration as a one- or two-family residence, having not more than 8 living rooms per family.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1592-48, objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the partition shall be blocked up at the second floor landing so as to provide a continuous run of stairs from the ground floor to the third floor and that on the westerly side of the house in lieu of the proposed exterior ladder shown there shall be an exterior steel stairway with treads not less than 2 ft. in width with balcony landings at the 3rd and 2nd floors and a counterbalanced ladder to grade; that on the basis of these changes required as to exit, the building may be occupied as proposed on condition that the first and second floors combined shall be occupied by one family and the third floor by one family; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

878-48-A

APPLICANT—Charles M. Spindler, for Blanche Kono, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-16 to 69-18 49th avenue, south side, 100.06 ft. east of 69th street (Block 2435, Lots 14, 15, 17 and 18), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (878-48-A)

WHEREAS, Charles M. Spindler for Blanche Kono, owner, filed October 1, 1948 an appeal from a decision of the borough superintendent, affecting premises 69-16 to 69-18 49th avenue, south side, 100.06 ft. east of 69th street (Block 235, Lots 14, 15, 17 and 18), Woodside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 24, 1948 on N. B. 3458-48 reads:

"1. Provide two source sprinkler system as required by sec. C26-1375-O."

and

WHEREAS, the applicant states that the building will be one story, 11 ft. 6 in. in height, 24 ft. 4 in. by 98 ft. 6 in. irregular in area, of class 3 construction, on a lot 100.06 ft. by 100.05 ft. in area, in an unrestricted use C area, class 1½ height district, used and occupied: cellar—boiler room

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and storage; 1st floor—office and manufacturing optical frames—20 persons; that the building will be equipped with a one source sprinkler system; and

WHEREAS, the applicant states that modification of Section C26-1375.0 is requested to permit extension of an existing one source sprinkler system into the proposed building which will be used for manufacturing of optical frames containing nitro cellulose; that the proposed building will be approximately 3,000 sq. ft. in area on a lot 10,000 sq. ft. in area, leaving ample space for access; that the bulk of the building will be used for offices with a small portion approximately 950 sq. ft. being used for manufacturing and storage; that the office portion will be cut off from the factory portion by a 12 in. brick wall extending to the roof and the factory area and the storage vault will be sprinklered in accordance with C26-1375 and C19-110 of the Administrative Code; that the sprinkler system will comply with the requirements of the code in all respects except the two sources of supply which is the subject of this appeal; that adjoining on the east there is a one story and basement factory building under the same ownership and part of the same plant; that this building is sprinklered with a one source system as permitted by the Board under Cal. 543-41-A and it is proposed to extend the existing system into the new building; that the two buildings are 10 ft. apart and completely detached except for a single connecting passage equipped with fire doors at both ends; that the storage vault will be fireproof and will be entered only from the outer air; that the factory area will be used for storage of finished products and for tumbling of optical frames, a process of rotating the frames in a cylindrical drum to remove sharp edges; that there will be less than 30 heads in the new installation and the provision of a second source of supply will be an extreme hardship since the premises front on only one street; that the present system is equipped with a central station alarm so that fire headquarters receives immediate notice of the opening of a head.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3458-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be maintained and arranged as proposed and as indicated on plans filed with this appeal, marked "Received October 1, 1948" and used in conjunction with the adjoining building which was subject to an appeal before this Board under Cal. 543-41-A; that the existing one-source sprinkler system in the present building at 69-29 49th avenue may be extended as proposed to the building under appeal, provided such sprinkler system complies in other respects with requirements therefor; that the sprinkler system shall be connected through an approved central station to fire headquarters; that the proposed nitrocellulose storage vault shall comply with all requirements and may be for the capacity as stated but not more than 100 lbs. of nitrocellulose products shall be within the building in process at any one time; that the requirements of the resolution adopted under Calendar No. 543-41-A shall be complied with and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

603-48-A

APPLICANT—Paul Friedman, for Fannie Braunstein, owner (Wuhan Tea Garden, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (603-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn, was granted by the Board on July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal for the purpose of considering objection 17 issued by the borough superintendent September 28, 1948 as to live-loads; and

WHEREAS, objection 17 issued by the borough superintendent, dated September 28, 1948, re Alt. Applic. 1774-48, reads:

"17. The second floor construction is not sufficient to sustain a liveload of 100 lbs. per sq. ft. as required by Sect. 7.3.2.2.5 of the Bldg. Code, being sufficient for a liveload of not more than 82 lbs. per sq. ft. when reinforced as shown on plan filed September 16, 1945."

and

WHEREAS, the applicant now states that amended plans filed with this appeal show that part of the second floor will be good for 130 lbs. liveload, another part for 110 lbs. and two other parts for 82 lbs. per sq. ft.; that it is proposed to introduce lally columns and a steel girder in the public stairhall partition; that in addition there are four lally columns and a steel girder in the cellar supporting the partition between the two stores on the first floor, for which the borough superintendent has no discretion to grant a value for bearing purposes; that under the proposed arrangement the seating of more than 40 persons will be supported by a liveload of 110 lbs. per sq. ft., part of the kitchen and a very small part of the restaurant will be supported by a liveload of 130 lbs. per sq. ft. and two portions of the floor have been computed as good for 82 lbs. per sq. ft., one of which portions will include the cashier's space and seating for less than 20 persons at five tables and the other portion will include a portion of the kitchen; that as alteration of the floor construction to bring it up to 100 lbs. per sq. ft. would have to be made through the stores on the 1st floor, for which permission cannot be obtained, a practical difficulty is presented.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 27, 1948 only in so far as it has reference to objection 13, so that as *amended*, this portion of the resolution shall read:

"as to objection 13, that the floor loads as proposed for portions of the second floor and as passed upon by the borough superintendent under Alt. Applic. 1774-48, objection 17, and as shown on revised plans marked "Received October 4, 1948," three sheets, may be permitted *on condition* that in all other respects the requirements of the resolution as adopted July 27, 1948 shall be complied with."

18-46-A

APPLICANT—Seymour W. Goldschlag, for 5-11 Cook Street Realty Corp., owner (Royal Baking Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—5-11 Cook street, north side, 25 ft. east of Manhattan avenue (Block 3113, Lot 33), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Seymour W. Goldschlag, M. Clifford Agess and Irving Belfer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

725-47-A

APPLICANT—Aggressive Engineering Co., for Hyman Levy, Arthur Levy and J. J. Blinn, owners (A.J.F. Industries, Inc., lessee).

SUBJECT—Application for consideration—reopening to consider objections 4 and 5—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue (5th floor); (Block 1481, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

478-48-A

APPLICANT—Lama and Proskauer, for Klinton Co., Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar (previously withdrawn)—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124-02 Ocean Promenade and 119-27 Beach 124th street, northwest corner (Block 764, Lot 44), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

595-48-A

APPLICANT—William I. Hohausser, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side (Stephen Foster Houses—Building 5); (Blocks 1596, 1597 and 1598, Lot 1), Borough of Manhattan (under Sec. 36, General City Law re buildings not fronting on a legal street).

APPEARANCES—

For Applicant: William I. Hohausser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

644-48-A

APPLICANT—Raymond Irrera, for George Dorn, owner.

SUBJECT—Application reopened September 21, 1948—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Benjamin M. Shaw and George G. Dorn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant after discussion. The premises were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

697-48-A

APPLICANT—Lama and Proskauer, for Stapleton and Schneider Motor Sales, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—75-01 to 75-19 Northern boulevard, 32-61 to 32-69 75th street, northeast corner and 32-62 to 32-70 76th street (Block 1171, Lot 36), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

288-48-A

APPLICANT—Walter Hesse, for F. W. I. Lundy, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (1st floor); (Block 7493, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 3, 1948 at 2 p. m. No appearance for applicant—to be notified. The premises have been inspected by a committee of the Board.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessees).

SUBJECT—Revocation of Certificate of Occupancy 112894-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Paul Friedman.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m., at the request of the owner's attorney, to permit the work to be done as required by resolution adopted under Cal. 603-48-A on July 27, 1948 as amended this day under agreement by the applicant to prosecute the work diligently and to proceed at once with the fire escape.

509-48-A

APPLICANT—Irving Kerner, for Irving Kerner, Evelyn Margulies, Sylvia Guthertz, Ruth Rosenbluth, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—550-554 Sutter avenue, (552 displayed) south side, 50 ft. east of Williams avenue (Front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kerner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m., for inspection and further consideration as may be necessary after inspection.

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 2 p.m., for applicant to file revised plans and consent of adjoining owner as now proposed to the north.

750-48-A

APPLICANT—Charles C. Weinstein, for Fayette Corporation, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Administration: Thomas A. Larkin, Fire Dep't., and Henry S. Pheney, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m., for applicant to submit certificate of compliance issued by the Tenement House Department upon completion of the building.

908-48-A

APPLICANT—Sol Rosenbluth, for 554-558 Sutter Avenue Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire

passage); (Block 3768, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Rosenbluth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m., for inspection and further consideration as may be necessary after inspection.

925-48-A

APPLICANT—Rev. William O'Brien, for The Church of The American Martyrs, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216-229 Peck avenue, northeast corner of Union Turnpike (Block 7774, Lots 1 and 13), Hollis Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 2 p.m., for inspection by committee of Board, of the church proposed to be moved, now at Fort Tilden and which is not now in use, due to fire damage.

ZONING APPLICATIONS

124-36-BZ

APPLICANT—Harry Yahr, for Series C-2 Trustees, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—63-67 West 35th street, north side, 100 ft. east of 6th avenue (Block 837, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Karl W. Glugatch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (124-36-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a restricted retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 63-67 West 35th street, north side, 100 ft. east of Sixth avenue (Block 837, Lot 6), Borough of Manhattan, was granted by the Board on October 29, 1940, on certain conditions; and

WHEREAS, the term of the variance was extended on October 6, 1942, October 17, 1944 and October 8, 1946 and the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 29, 1940, as amended through October 8, 1946, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to

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permit the parking and storage of more than five (5) motor vehicles *on condition* . . . and that other than as herein *amended*, the conditions of the resolution of October 29, 1940, shall be complied with in all respects and a certificate of occupancy obtained."

586-39-BZ

APPLICANT—Lama and Proskauer, for Mary L. Moll and Charles London, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition, under sections 7g and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of a garage for more than five motor vehicles and the inclusion of a gasoline service station.

PREMISES AFFECTED—430-440 Atlantic avenue, south side, 256 ft. 3 in. west of Nevins street (Block 184, Lots 14, 17 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (586-39-BZ)

WHEREAS, this application, under sections 7g and 21 of the zoning resolution, permitting in a business use district, the alteration and extension of a garage for more than five motor vehicles and, also, the inclusion of a gasoline service station, affecting premises, 430-440 Atlantic avenue, south side, 256 ft. 3 in. west of Nevins street (Block 184, Lots 14, 17 and 18), Borough of Brooklyn, was granted by the Board March 12, 1940, on certain conditions; and

WHEREAS, the resolution was amended and plans approved on October 22, 1940; and

WHEREAS, time to obtain permits and complete the work was extended on October 7, 1941, November 4, 1942, October 19, 1943, October 24, 1944, October 16, 1945, October 22, 1946, October 21, 1947; and

WHEREAS, the applicant requested an extension of the time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 12, 1940, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

" . . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

2-42-BZ

APPLICANT—Morris Tarshis, for Max Minker, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting the premises to be occupied for minor automobile repairs in conjunction with cars being painted, for a term of two years.

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Tarshis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (2-42-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, for a term of two years, the conversion of occupancy of a building to a motor vehicle repair shop for minor automobile repairs in conjunction with car being painted, affecting premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31), Borough of Manhattan, was granted by the Board on May 19, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on December 5, 1944, November 19, 1946, and the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1942, only so far as it has reference to the term of the variance, so as amended, this portion of the resolution shall read:

"*Granted* under section 7i for a term of two (2) years from the date of this *amended* resolution, *on condition* . . . and that other than as herein *amended*, the conditions of the resolution adopted December 5, 1944, shall be complied with and that a certificate of occupancy shall be obtained."

856-42-BZ

APPLICANT—Lama and Proskauer, for Louis Fatato, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7f and 7i of the zoning resolution, permitting in a business use district, the extension of present garage for the parking and storage of more than five motor vehicles, storage of beer and for repair shop for owner's use (previously granted by the Board).

PREMISES AFFECTED—298-318 2nd street and 303-311 4th avenue, southeast corner (Block 974, Lots 6, 12 15, and 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (856-42-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district for a term of ten years, the conversion of occupancy of part of an existing building for the storage of more than five motor vehicles (trucks to be used in conjunction with the business, beer delivery, conducted on the premises); affecting premises 298-318 Second street, south side, 105 ft. 6 in. east of Fourth avenue (Block 974, Lots 6, 12, 15 and 17), Borough of Brooklyn, was granted by the Board on May 18, 1943, on certain conditions; and

WHEREAS, the resolution was amended on September 24, 1946; and

WHEREAS, on October 21, 1947, time was extended in which to obtain permits and complete the work: and

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WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 18, 1943, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that in view of statement by applicant that the plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

523-44-BZ

APPLICANT—Stanley H. Klein, for American Analytical Laboratories, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from motor vehicle repair shop and dead storage of automobiles, to a chemical laboratory and factory.

PREMISES AFFECTED—326-328 West 70th street, south side, 279.3 ft. west of West End avenue (Block 1181, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (523-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution permitting in a residence use district, the change in occupancy from motor vehicle repair shop and dead storage of automobiles, to a chemical laboratory and factory, affecting premises 326-328 West 70th street, south side, 279.3 ft. west of West End avenue (Block 1181, Lots 44 and 45), Borough of Manhattan, was granted by the Board on November 14, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on November 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1944, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under section 7e for a term of two (2) years from the date of this *amended* resolution, to permit the maintenance of the proposed laboratory within the building; and that other than as herein *amended*, the conditions of the resolution of November 14, 1944, shall be complied with and that a certificate of occupancy shall be obtained."

225-45-BZ

APPLICANT—Lama and Proskauer, for Henry Blumenfeld, owner (Dealers Supply Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district,

the change of occupancy from garage for more than five motor vehicles to building material processing, storage and sales of building material.

PREMISES AFFECTED—239-243 West 18th street, north side, 249 ft. 6 in. east of 8th avenue (Block 768, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (225-45-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a residence use, the change of occupancy from garage for more than five motor vehicles, to paper storage for two years, after which time, to revert to a public garage for more than five motor vehicles, affecting premises 239-243 West 18th street, north side, 249 ft. 6 in. east of 8th avenue (Block 768, Lot 14), Borough of Manhattan, was withdrawn on written request of applicant on November 27, 1945; and

WHEREAS, this application, was reopened by the Board on May 20, 1947, under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from garage for more than five (5) motor vehicles to building material processing storage and sales of building materials, was granted by the Board on October 7, 1947, on certain conditions; and

WHEREAS, on April 20, 1948, time was extended to obtain permits and complete the work; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 7, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

790-45-BZ

APPLICANT—Lama and Proskauer, for Anna Krishian, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto laundry, brake testing, wheel aligning, minor repairs (hand tools only).

PREMISES AFFECTED—178-68 to 178-90 South Conduit avenue (boulevard) and 144-76 to 144-82 Farmers boulevard, southwest corner (Block 4510, Lots 1 and 201), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman, Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (790-45-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto and electrical supply showroom, lubritorium, auto laundry, brake testing, wheel aligning, minor repairs (hand tools only); affecting premises 178-68 to 178-90 South Conduit boulevard, 144-76 to 144-82 Farmers boulevard, southwest corner, (Block 4510, Lots 1 and 201), Springfield, Borough of Queens, was granted by the Board on July 9, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 27, 1947, and May 25, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1946, by adding thereto:

"... that in view of statement by applicant that all plans have been filed with and approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 1880-45) and that the portion of the accessory building, consisting of the auto display room on the east end and the brake testing and wheel aligning section on the west end, may be omitted for a temporary term of not over two (2) years, as proposed in letter of October 6, 1948 and as shown on plans marked 'Received October 7, 1948,' 2 sheets; that in omitting such sections, planting shall be extended as proposed into such spaces as indicated on such plans."

532-46-BZ

APPLICANT—Herman Kron, for Robert Benenson, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 (920-926) Avenue of the Americas (6th avenue), 61-67 West 52nd street, northeast corner and 56-64 West 53rd street, south side, 103.67 ft. east of 6th avenue (Block 1268, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Jerome Voletsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (532-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a restricted retail and retail use district the parking and storage of more than five (5) motor vehicles, affecting premises: 1300-1306 (old Nos. 920-926) Avenue of the Americas; 61-67 West 52nd street, northeast corner, and 56-64 West 53rd street (Block 1268, Lot 1), Borough of Manhattan, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the term of variance was extended September 16, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 17, 1946,

only so far as it has reference to the term of the variance, so as amended, this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, ... to permit the premises to be occupied for the parking and storage of more than five (5) motor vehicles, *on condition* ... and that other than as herein *amended*, the conditions of the resolution of September 17, 1946, shall be complied with in all respects; that the proposed office and shelter building as indicated on revised plans marked 'Received September 24, 1948' may be permitted in accordance with the terms of the resolution, permitting such buildings to be of the area as shown, namely 22 ft. by 10 ft. in lieu of the requirements of the resolution limiting such buildings to not over 100 sq. ft. and arranged as indicated on such plans as office and waiting room and for no other use."

180-48-BZ

APPLICANT—Lama and Proskauer, for Marion Fogarazzo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decisions of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and unrestricted use districts, the change in occupancy of building in rear of lot from three-horse stable first floor, hay loft second floor, to motor vehicle repair shop, body and fender work, welding, painting and spraying and to permit the parking in open lot of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (180-48-BZ)

WHEREAS, application under sections 7c and 7i of the zoning resolution, to permit in residence and unrestricted use districts; the change in occupancy of building in rear of lot from three (3) horse stable, first floor, hay loft, second floor, to motor vehicle repair shop, body and fender work, welding and painting, and spraying, and to permit the parking, in the open area of the lot, of more than five (5) motor vehicles, waiting to be serviced, affecting premises 66-68 Stanhope street, south side, 375 ft. east of Evergreen avenue (Block 3265, Lot 22), Borough of Brooklyn, was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 27, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution."

499-48-BZ

APPLICANT—Paul Friedman, for Utility Laundry Service, Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from laundry and accessory garage for more than five motor vehicles (previously granted by the Board) to laundry, accessory garage for more than five motor vehicles and dry cleaning.

PREMISES AFFECTED—2112-2128 Neptune avenue, 2801-2815 West 22nd street, southeast corner and 2814-2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (499-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts, the change in occupancy from laundry and accessory garage for more than five motor vehicles to laundry, accessory garage for more than five motor vehicles, and dry cleaning, affecting premises 2112-2128 Neptune avenue and 2801 to 2815 West 22nd street, southeast corner, and 2814 to 2826 West 21st street, west side, 100 ft. south of Neptune avenue (Block 7017, Lots 1, 3, 14 and 82), Borough of Brooklyn, was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948, by omitting that portion of the resolution requiring "that there shall be constructed a fireproof partition immediately around the equipment from floor to ceiling with a fireproof door thereto and with a system of ventilation with intake and exhaust from such room exhausting on to the outer air through the roof of the building" . . . and that other than as herein amended the conditions of the resolution of July 27, 1948, shall be complied with.

373-38-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a building to be used as gasoline service station, retail sales, minor car repairs, car laundry, lubricatorium and parking and storage of more than five motor vehicles (previously withdrawn).

PREMISES AFFECTED—1401-1409 Far Rockaway boulevard and 1149-1161 Nameoke street, southwest corner (Block 38, part of Lot 40), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

220-44-BZ

APPLICANT—Imre Chairman, for D'Abramo Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district for a term of years, the change in occupancy from stable to non-storage garage for five motor vehicles, and motor vehicle repair shop, first floor and warehouse upper floors.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street (Block 503, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

763-45-BZ

APPLICANT—Siegel and Green, for Harbrick Realty Corp., owner (Bee Gee Super Service Station, lessee)

SUBJECT—Application for consideration—reopening and amendment as to additional use (parking and storage of more than five motor vehicles)—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail and unrestricted use district, the erection of two buildings as accessories to gasoline service station.

PREMISES AFFECTED—153-169 7th avenue, 161-167 West 19th street, northeast corner and 158-164 West 20th street, southeast corner of 7th avenue, entire block (Block 795, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of November 9, 1948).

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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NOV 26 1948

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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This issue of the Bulletin contains in the order given—
Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, October 26, 1948. Affecting Calendar Numbers 105-48-BZ, 594-48-BZ, 696-48-BZ and 1295-39-SM.

Minutes of Regular Meeting, Wednesday Morning, November 3, 1948. Affecting Calendar Numbers 489-38-BZ, 927-47-BZ, 30-48-BZ, 512-48-BZ, 674-48-BZ, 700-48-BZ, 744-48-BZ, 823-48-BZ, 477-48-BZ, 235-35-BZ, 197-48-BZ, 346-48-BZ, 422-48-BZ, 472-48-BZ, 600-48-BZ, 630-48-BZ, 778-48-BZ, 777-48-A, 272-19-A, 714-48-A, 136-47-SM, 385-48-SM, 471-48-SM, 582-48-SM and 593-48-SM.

Minutes of Regular Meeting, Wednesday Afternoon, November 3, 1948. Affecting Calendar Numbers 288-48-A, 759-48-A, 789-48-A, 856-48-A, 876-48-A, 892-48-A, 896-48-A, 914-48-A, 306-48-A, 314-48-A, 851-48-A, 389-47-A, 880-48-A, 870-39-A, 797-48-A, 837-48-A, 870-48-A, 871-48-A, 898-48-A, 1063-27-BZ, 804-41-BZ and 1116-38-SM.

(Remaining minutes will be printed in the Bulletin of November 16, 1948).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 2, 1948.

Cal. No. Dept. Premises Affected

930-48-A—F.D.—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn, 23561-LF.

931-48-A—H.B.Q.—148-18 3rd avenue, southwest corner of 149th street (Block 4472, Lot 1); 3-08 to 3-48 149th street, west side, 92.42 ft., 132.42 ft., 172.42 ft., 212.42 ft., 252.42 ft., 292.42 ft., 332.42 ft., 372.42 ft., 412.42 ft., and 452.42 ft. south of 3rd avenue (Block 4472, Lots 4 to 24 inclusive) and 148-15 5th avenue, northwest corner of 149th street (Block 4472, Lot 26), Whitestone, Borough of Queens, N.B. 5272-48 to N.B. 5284-48, inclusive.

932-48-A—H.B.B.—307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn, Alt. 4796-47.

933-48-SM—Guilbert One and One-Half Hour Counter-balanced Elevator Door, manufactured by Guilbert, Inc., Material.

934-48-BZ—H.B.B.—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn, N.B. 1003-48.

935-48-A—H.B.B.—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—82nd street), N.B. 1003-48.

936-48-A—H.B.Q.—151-16 to 151-42 21st avenue, south side and 151-15 to 151-35 22nd avenue, north side, 140 ft. east of Murray street (Block 4709, Lots 14, 17, 20, 23, 25, 74, 76, 78, 81 and 84), Flushing, Borough of Queens (under section 36, General City Law re frontage on legal street), N.B. 2362-48 and N.B. 2363-48.

937-48-BZ—H.B.B.—1617-1661 Bushwick avenue, northwest corner of Highland boulevard (Block 3475, Lot 1), Borough of Brooklyn, Alt. 2708-48.

938-48-A—F.D.—350 5th avenue, west side, from West 33rd to West 34th street, 1-29 West 33rd street and 2-20 West 34th street (ground floor and basement); (Block 835, Lots 19, 22, 24, 28, 41, 53 and 54), Borough of Manhattan, 52190-LC and Decision.

939-48-A—H.B.M.—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1), Borough of Manhattan, Amendment to N.B. 114-48.

940-48-A—H.B.M.—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1), Borough of Manhattan, Amendment to N.B. 115-48.

941-48-A—H.B.M.—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1), Borough of Manhattan, Amendment to N.B. 116-48.

942-48-BZ—H.B.M.—70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan, Amendment to Alt. 1681-48.

943-48-BZ—H.B.R.—417-419 Richmond avenue, east side, 45 ft. north of Homestead avenue (Block 1047, Lot 4), Port Richmond, Borough of Richmond, N.B. 549-48.

Restored to Docket

389-47-A—H.B.M.—553-557 Avenue of The Americas (6th) and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan, Alt. 1714-48.

1116-38-SM—Populit (for Partitions and Soundproofing), manufactured by S.A.F.F.A. (S.S. Fabbriche Fiammiferi ed Affini), Material.

33-48-BZ—H.B.Bx.—927-931 Sheriman avenue and 214 East 163rd street, southwest corner (Block 2454, Lot 26), Borough of The Bronx, N.B. 803-48.

291-25-BZ—H.B.M.—238 East 64th street and 1207-1209 2nd avenue, southwest corner (Block 1418, Lot 28), Borough of Manhattan, Alt. 1531-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
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CALENDAR

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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
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Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).....	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 9, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 9, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

949-47-BZ—Application, October 3, 1947, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nat Margolis, owner, (Pennsylvania Box Co., lessee), to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three years; premises 24-30 Stone avenue, 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn.

431-48-A—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

833-27-BZ—Application of Gustave Goldman, applicant, on behalf of The Jewish Center of Kings Highway, owner, reopened January 20, 1948, under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback; premises 1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

793-48-A—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

564-48-BZ—Application, June 11, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of American Oil Corp., owner, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office; 1 to 11 Stone avenue, 405 to 415 Sumpter street, northeast corner and 1806 to 1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 1¾ in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

725-48-BZ—Application, July 28, 1948, under section 7h of the zoning resolution, of Samuel Cohen, applicant, on behalf of Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

194-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

788-28-BZ—Application of Jacob Lubroth, applicant and owner, reopened September 28, 1948, for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles—Application, previously granted under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and, also a gasoline service station; premises 925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

840-48-BZ—Application, September 17, 1948, under sections 7c and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club Inc., lessee), to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection; premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

847-48-BZ—Application, September 24, 1948, under section 7e of the zoning resolution, of Paul Friedman, applicant, on behalf of Arthur L. Funn, owner to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling; premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

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195-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and public market using more than the area permitted; premises 3684-3694 Nostrand avenue, northwest corner of Avenue X (Block 7405-K, Lots 937 and 942), Borough of Brooklyn.

196-48-BZ—Application, March 8, 1948, under section 21 of the zoning resolution, of George P. Lane, applicant, on behalf of Wessam Builders, Inc., owner, to permit in a residence and business use, D area district, the erection and maintenance of a building to be used as stores and supermarket, using more than the area permitted; premises 3612-3622 Nostrand avenue, southwest corner of Avenue W (Block 7405, Lots 906 and 907), Borough of Brooklyn.

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

776-48-BZ—Application, September 8, 1948, under sections 7c and 21 of the zoning resolution, of H. M. Cole, applicant, on behalf of A. G. Masucci, Corp., owner, to permit in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted and without the required rear yard; premises 234 and 234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx.

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7e, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

1429-39-SM—Rockland Concrete Masonry Units.

594-47-SM—Yonkers Concrete Products Inc., Concrete and Cinder Block (reopened July 20, 1948 re amendment of resolution to include approval of 4" x 8" x 18" and 8" x 8" x 18" cinder blocks).

748-48-SA—Power Oil Burner, Models D, S, G and H.

800-39-SM—U.S. Gypsum Plaster Red Top and Samson Brands (reopened September 21, 1948 re amendment of resolution to include approval of U.S.G. Red Top Covercoat Plaster).

49-48-SM—Martini Hollow Cinder Block.

295-47-SM—Concrete Block Production Co., Cement and Cinder Block.

544-48-SM—Johnson Flexible Metal Gas Appliance Connector.

758-48-SM—S.C.G. Cinder Concrete Blocks.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 9, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 9, 1948, at 2 o'clock, in Room 1013, Municipal Building, Manhattan, on the following matters:*

515-48-A—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

925-48-A—216-229 Peck avenue, northeast corner of Union Turnpike (Block 7774, Lots 1 and 13), Hollis Hills, Borough of Queens.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

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930-48-A—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

845-48-A—149-03 7th avenue, northeast corner of 149th street and 149-07 7th avenue, north side, 47.32 ft. east of 149th street (Block 4497, Lots 1 and 47), Whitestone, Borough of Queens.

931-48-A—148-18 3rd avenue, southwest corner of 149th street (Block 4472, Lot 1); 3-08 to 3-48 149th street, west side, 92.42 ft., 132.42 ft., 172.42 ft., 212.42 ft., 252.42 ft., 292.42 ft., 332.42 ft., 372.42 ft., 412.42 ft. and 452.42 ft. south of 3rd avenue (Block 4472, Lots 4 to 24 inclusive) and 148-15 5th avenue, northwest corner of 149th street (Block 4472, Lot 26), Whitestone, Borough of Queens.

932-48-A—307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

663-48-A—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens (reopened October 13, 1948; previously granted on condition).

465-21-A—36-21 Vernon boulevard, east side, 150.12 ft. north of 37th avenue (Block 355, Lots 7 to 10 and 30-32 inclusive), Long Island City, Borough of Queens (reopened June 8, 1948).

815-48-A—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

816-48-A—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

651-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

787-19-BZ—Application of Kitzler and Nurick, applicants, on behalf of 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee), reopened June 29, 1948, under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop); premises 343 to 361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265 to 273 5th street (Block 984, Lot 1), Borough of Brooklyn.

1460-23-BZ—Application of Reginald S. Hardy, applicant, on behalf of Coney Realty Corp., owner, reopened June 29, 1948, under sections 7a and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot to be used as a salesroom for the sale and display of motor vehicles (previously denied by the Board); premises 1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

92-37-BZ—Application of George H. Colin, applicant, on behalf of Crew Levick Corp., owner, reopened September 21, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and the extension of existing area for parking and storage of more than five motor vehicles (previously granted by the Board); premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

812-41-BZ—Application of Kitzler and Nurick, applicants, on behalf of C. J. Neumann Realty Corp., owner (Ace Motors, Inc., lessee), reopened July 13, 1948, under sec-

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tions 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline station, office, greasing locker rooms and storage of packaged materials, to gasoline service station, office, greasing, auto laundry, motor vehicle repair shop, show-room and storage of packaged materials (auto accessories); (previously granted the reconstruction and extension of existing gasoline service station) and with show windows beyond the permitted distance; premises 1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn.

546-48-BZ—Application, May 27, 1948, under sections 7c and 21 of the zoning resolution, of L. E. Driver, applicant, on behalf of New York Dock Co., owner, to permit in a business and unrestricted use district, the change in occupancy from warehouse to storage of more than five motor vehicles and warehouse on first floor; premises 172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

547-48-A—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (1st floor); (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

739-48-BZ—Application, July 30, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

740-48-BZ—Application, July 30, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marbob Realty Corp., owner, to permit in a business use, C area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 4406—13th avenue, west side, 40 ft. 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn.

842-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of James E. McKillop, applicant, on behalf of Mae Bertles, owner, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling; premises 198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 16, 1948, 2 P. M

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

901-48-A—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Maurice avenue).

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

750-48-A—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

908-48-A—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

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744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazso Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

514-27-BZ—Application of Herman E. Horwood, applicant, on behalf of Michael and Joseph Abruzese, owners, reopened September 21, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the additional use of motor vehicle repair shop to existing storage garage for more than five motor vehicles (previously granted by the Board); premises 4550 White Plains Road (avenue) east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx.

907-48-A—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (1st floor); (Block 5084, Lot 30), Borough of The Bronx.

384-48-BZ—Application April 28, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing and retail sales and motor vehicle repair shop; premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

894-48-BZ—Application, October 18, 1948, under section 21-C of the zoning resolution, of William M. Dowling, applicant, on behalf of United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot; premises Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

422-47-SA—The Liquiflow CO² Receiver for use of Liquid CO² instead of Solid Carbon Dioxide (Dry Ice); (reopened June 22, 1948).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue).

887-48-A—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

864-48-A—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

858-48-A—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed extension of Archer avenue).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

837-48-A—602-608 Cleveland street and 957 Blake avenue, northeast corner (Block 4048, Lot 1), Borough of Brooklyn.

870-48-A—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

827-48-A—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5½ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of October 26, 1948.)

105-48-BZ

APPLICANT—Herman Kron and Son, for Mid-Eastern Corporation, owner (Savoy Motor Sales Inc., (lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2296-2300 8th avenue, east side, 50.11 ft. south of West 124th street (Block 1929, Lot 4), Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

594-48-BZ

APPLICANT—William I. Hohausser, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection and maintenance of fourteen Class A Multiple dwellings, whose yards, courts and space between buildings do not comply with requirements of the zoning resolution.

PREMISES AFFECTED—Blocks bounded by Lenox avenue, east side, West 112th street, north side, West 115th street, south side and 5th avenue, west side (Stephen Foster Houses—Building 5); (Blocks 1596, 1597 and 1598, Lots 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William I. Hohausser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

696-48-BZ

APPLICANT—Lama and Proskauer, for Stapleton and Schneider Motor Sales Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution,

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to permit in a business use district, the change in occupancy of premises from sale and display of five motor vehicles (new and used cars).

PREMISES AFFECTED—75-01 to 75-19 Northern boulevard, 32-61 to 32-69 75th street, northeast corner and 32-62 to 32-70 76th street (Block 1171, Lot 36), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIAL SUBMITTED FOR APPROVAL

1295-39-SM

APPLICANT—H. H. Robertson Company, owner.

SUBJECT—Robertson Steel Roof Deck, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn. New application 865-48-SM has been filed in place of Cal. 1295-39-SM, which is outmoded.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 6:15 p.m.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 3, 1948,
10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon October 26, 1948, were approved as printed in Bulletin of November 2, 1948, Vol. 33, No. 44.

ZONING APPLICATIONS

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application reopened September 21, 1948—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m., at request of the applicant.

927-47-BZ

APPLICANT—Lama and Proskauer, for Katie Heiman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection.

PREMISES AFFECTED—1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and C. Kaufman.

For Opposition: Morgan E. Lane, Betty Harris, Albert Di Francesco, Rose Hockman, Meyer Gobel and Myer Wilkenfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m., for applicant to furnish additional information; no further adjournments.

30-48-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co. Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m., for applicant to file revised drawings, incorporating the former zoning line of Bedford avenue, the present zoning line and what is proposed to be done in blocking up the present entrance to the building to the north, where the beer concern is located; also the walls along the property line and the entrance to Sullivan place.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and J. P. Smyth, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

MINUTES

ACTION OF BOARD—Laid over to November 9, 1948 at 10 a.m., for applicant to file planting plans.

674-48-BZ

APPLICANT—Lama and Proskauer, for Inter-County Theatres Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores.

PREMISES AFFECTED—142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Peter A. Tufo, S. G. Langefels and A. A. Regel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m., at request of objector, applicant concurring; no further adjournment.

700-48-BZ

APPLICANT—Lama and Proskauer, for Joseph DiBari, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted.

PREMISES AFFECTED—1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis E. Fine and Donald G. Riley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m., at request of objector, applicant concurring; no further adjournment.

744-48-BZ

APPLICANT—Daniel Santoro, for Edward Ciazso Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: M. Londner and Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m., at request of objector.

823-48-BZ

APPLICANT—Charles M. Spindler, for Sol Zankel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted.

PREMISES AFFECTED—219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Sol Zankel.

For Opposition: W. J. Kelly and Edward Schulnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m., for further consideration and decision.

477-48-BZ

APPLICANT—Lama and Proskauer, for Elias G. Arab, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Gabriel Arab.

For Opposition: Sigmund H. Fuchs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice to restoration, at request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

235-35-BZ

APPLICANT—Lama and Proskauer, for Jacob Levy, owner.

SUBJECT—Application reopened January 20, 1948—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the extension to existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles.

PREMISES AFFECTED—158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene Levy.

For Opposition: Michael Sullivan, Ed. Eck, Mildred Fisher and John Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (235-35-BZ)

WHEREAS, an application under section 21 of the zoning resolution, to permit in a business use district the change of occupancy of part of an existing gasoline service station to a motor vehicle repair shop, affecting premises 158-07 Rockaway boulevard, southeast corner of Conover street (Block No. 4481, Lot No. 69), Jamaica, Borough of Queens, was denied by the Board on January 7, 1936; and

WHEREAS, the applicant requested rehearing of this application and consideration under sections 7c and 7i of the zoning resolution, to permit in residence and retail use districts, the extension to an existing gasoline service station, auto laundry, lubritorium, machine shop, motor vehicle repair shop and the storage of less than five motor vehicles, affecting premises 158-01 Rockaway boulevard and 165-02 to 165-10 144th avenue, southeast corner (Block 13270, Lot 69), South Jamaica, Borough of Queens; and

WHEREAS, this application was reopened on January 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on October 13, 1948, after due notice by publication in the Bulletin, and laid over to November 3, 1948, for inspection and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway boulevard is in a retail use D area class $\frac{1}{2}$ height district; 144th avenue and the site are in residence and retail use D area class $\frac{1}{2}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 26, 1947 re Alt. Applic. 3000-47 reads:

"1. The extension of gas station located within a retail use district for a gas station, auto laundry, lubritorium, machine shop, auto repair shop and storage of cars is contrary to sect. 4A of Zone Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 80.21 ft. frontage by 102.27 ft. in depth, on which is located a building 79 ft. 10 in. front by 36 ft. in depth, one story, 13 ft. in height, of class 3 construction, used as a lubritorium, auto laundry, office, showroom and minor automobile repairing; and

WHEREAS, the applicant contends that the owner was advised to procure a certificate of occupancy for this use and filed an application with the Department of Housing and Buildings application 3268-46 which was approved January 7, 1947; that the owner filed an application for a C.O. and it was never issued; that on April 18, 1947 a letter was received from the Borough Superintendent revoking the approved alteration application 3268-46; that the premises in question were constructed when the site was undetermined; that Fire Department permits were approved at that time; that repairing has been continuously carried on at these premises; that there never was abandonment of this use since the building was erected; and

WHEREAS, under Cal. No. 547-47-A, the applicant filed an appeal from a decision of the borough superintendent, denying a certificate of occupancy for the use in question which he claimed as a matter of right; and

WHEREAS, this appeal was withdrawn on October 15, 1947, for applicant to request a rehearing of Cal. No. 235-35-BZ; and

WHEREAS, it appears that auto repairing has not been lawfully authorized although continuously carried on; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7i thereof, to permit the additional use of repairing, *on condition* that the repair shop shall be exclusively restricted to that portion of the present accessory building now lawfully permitted to be occupied as a car laundry, as indicated on plans

filed with this application, marked "Received December 9, 1947" (3 sheets), *on condition* that such repairs shall be by hand tools only and shall at all times be exclusively carried on within that portion of the accessory building and not on the exterior, on the street or on the adjoining lot 67; that sidewalks and curbs shall be constructed along Rockaway boulevard and 144th avenue to the satisfaction of the borough president; that curb cuts shall be restricted to two curb cuts not over 20 feet in width each to Rockaway boulevard and one not over 20 ft. in width to 144th avenue but not nearer than 10 feet to either lot line as prolonged; that there shall be a block of concrete, which may be segmental in shape, constructed within the plot at the intersection, extending for a distance of not less than 10 feet from the intersection along both streets; that such block shall be not less than 12 in. in height; that in addition there shall be constructed and maintained along the building line of Rockaway boulevard between the curb cuts herein permitted and opposite the pumps a curbing of concrete which shall be not less than 6 inches in height and 12 in. in width and not less than 15 ft. long; that there shall not be a curb cut erected toward the east as an additional entrance to the repair shop; that the existing door leading from the proposed repair shop to 144th avenue shall be blocked up; that a wall shall be constructed extending from the wall of the repair shop section westerly along the lot line from the present wall for a distance of not less than 6 ft.; such wall shall be not less than 4 feet in height, constructed of masonry agreeing with the masonry of the accessory building; that a substantial wall or fence shall be erected on the southerly lot line of the accessory building from 144th avenue to Rockaway boulevard with no gates or openings therein and to a height of not less than 5 ft. 6 in.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no pumps shall be erected nearer than 10 feet to the street building line; that the number of gasoline storage tanks shall not exceed five (5); that the plot where not occupied by accessory building and pumps shall be paved with concrete, colprovia or other suitable reasonably impervious material; that there may be a sign on a post standard erected within the building line near the intersection, which may be illuminated, advertising only the brand of gasoline on sale and which shall extend beyond the building line for a distance of not more than four feet; that all other signs shall be restricted to permanent signs attached to the accessory building and to the illuminated globes of the pumps, eliminating all roof signs and all temporary signs; that the existing machine shop as now equipped may be retained; that any of the conditions herein required that are not now complied with shall be made to comply; that any window opening from the accessory building to the adjoining lot shall be fireproof, self-closing; that all permits required shall be obtained and all work completed within (6) months from the date of this resolution and a certificate of occupancy shall be obtained.

197-48-BZ

APPLICANT—George P. Lane, for Rose A. Lane and Katherine M. Roche, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling service station.

PREMISES AFFECTED—5101-5113 Kings Highway, northeast corner of Glenwood road (Block 7969-D, Lot 304), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane, Wesley A. Roche and David Halpern.

For Opposition: Martin Siegel, Benjamin Lipson, Charles Wapner, Bella Widroer, Julius November, Gladys Kass, Harry M. Silverberg, D. Lippman, Julius Bierman, David Weinstein, Max Helicher, Adele Salisch, Leona Silver, Rose Cohen, Mildred Wagner, Phyllis Shapiro and others.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (197-48-BZ)

WHEREAS, George P. Lane for Rose A. Lane and Katherine M. Roche, owners, filed March 8, 1948 an application under section 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, affecting premises 5101-5113 Kings highway, northeast corner of Glenwood road (Block 7969-D, Lot 304), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Kings highway is in residence and business use, C area, class 1 height districts; Glenwood road is in a residence use, C and D area, class 1 height district; the site is in a residence use C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated February 16, 1948 on N.B. Applic. 9-48 reads:

"1. Gasoline oil selling station and lubritorium in a Residential use district is contrary to Art II, sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 ft. 7½ in. frontage by 58 ft. 11½ in. in depth, irregular, presently vacant; that it is proposed to erect a building 34 ft. 6 in. front by 22 ft. in depth, to be used as an office and lubritorium in conjunction with proposed gasoline service station; that it is proposed to install three 550 gallon gasoline tanks and three dispensing pumps; that it is proposed to heat the premises by hanging gas heaters; and

WHEREAS, the applicant contends that approximately 275 ft. southwest of the plot (across Kings highway) is an auto laundry, which is virtually as close to the residence districts in the southern part of the affected area as the plot in question; that the business conducted by the auto laundry (formerly permitted) is evidently so similar in nature to that proposed as to have an almost identical effect upon surrounding real property; that farther southwest of the plot in question, Bordens Milk Company operates a large and active plant; that in the northwest portion of the affected area are other commercial establishments, viz., a coal hopper, a garage, an ice plant and a brick factory; that immediately north of them is a railroad which carries freight exclusively; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9-48, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

346-48-BZ

APPLICANT—Helmay Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business use district, the change in occupancy of five car garage to auto upholstering shop and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—452-460 West 167th street, south side, 119 ft. 3¾ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Strauss.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (346-48-BZ)

WHEREAS, Helmay Garage Corporation, owner, filed April 9, 1948, an application under sections 7e and 7h of the zoning resolution, to permit in residence and business use districts the change in occupancy from five car garage to auto upholstering shop and to permit on the unbuilt upon portion of the lot the parking and storage of more than five (5) motor vehicles, affecting premises 452-460 West 167th street, south side, 119 ft. 3¾ in. east of Amsterdam avenue (Block 2111, Lot 92), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Amsterdam avenue and West 167th street are in a business use, B area and Class 1½ height district; the site is in residence and business use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1948, re amendment to Alt. Applic. 2170-47, reads:

"1. The proposal to change use of one of the existing bldgs. from 5 car garage to auto upholstering shop in a business use district should be referred back to the Board of Standards and Appeals.

2. Proposal to use part of premises for a parking lot & storage of more than five motor vehicles in a business & residence use district is contrary to Sec. 3 & 4, Art. II Zoning Resolution."

and

WHEREAS, the applicant contends that the immediate neighborhood is almost entirely occupied by garages, gasoline stations and similar business; that the subject site can only be used for some kindred business; that there will be no harm caused by granting this application; that there is a great need for additional parking space in this vicinity; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions e and h, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zone resolution and that the application be and it hereby is *granted* under sections 7e and 7h, for a term of five (5) years to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received April 9, 1948," 4 sheets, *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, in accordance with the resolution adopted by the Board under Cal. 78-1933-BZ, as to the existing blacksmith and repair shop located on the west side of the lot; that the use shall be restricted to that portion of the plot within the business use district; that adequate fencing shall be maintained on the side and rear lot lines; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

MINUTES

422-48-BZ

APPLICANT—Kitzler and Nurick, for Lustig Brothers, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five motor vehicles (previously granted by the Board) to manufacturing of household furniture.

PREMISES AFFECTED—493-501 Leonard street, west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Max Lustig.

For Opposition: Max Epstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (422-48-BZ)

WHEREAS, Kitzler and Nurick, for Lustig Brothers, Inc., owner, filed May 10, 1948, an application under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy from garage for more than five (5) motor vehicles to manufacturing of household furniture, affecting premises 493-501 Leonard street, west side, 75 ft. 7 in. south of Driggs avenue and 542-548 Manhattan avenue (Block 2697, Lot 7), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Manhattan avenue, Driggs avenue and the site are in a business use, C area and Class 1¼ height district; Leonard street is in a business and unrestricted use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1948, re Alt. Applic. 4693-47, reads:

"2. Proposed use on premises located in a business zone is contrary to Article II, Section 4a(31) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 85 ft. front by 91 ft. 6½ in. in depth (irregular) on which is located a building covering the entire lot, one story 14 ft. in height, of Class 3 construction, formerly used as a garage for more than five motor vehicles; that it is proposed to permit the present occupant to use the premises for the manufacture of household furniture; and

WHEREAS, the applicant contends that the present owners purchased this property two years ago and are using it for the manufacture of household furniture; that this property is located in a triangular block bounded by Leonard street, Driggs and Manhattan avenues; that the entire block is occupied by garages and gas stations except the southeast corner of Driggs and Manhattan avenues which was occupied by a garage, now demolished; that the east side of Leonard street opposite subject site is occupied by factories, etc.; that the north side of Driggs avenue is occupied by stores and dwellings; that on Manhattan avenue, opposite the subject site, is a public park; that the subject site has only a required exit and some windows facing this park and the entrance to the office and building is on Leonard street; that not more than ten people are employed; that the machinery used consists of small horsepower machinery; that most of the work done in this factory consists of assembling of furniture, which is cut, shaped and prepared elsewhere and is received as unassembled parts; that the

machinery is used only where necessary to make parts fit or for necessary repairs; that the proposed factory use is less objectionable to the neighborhood than the garage use; and

WHEREAS, the applicant changed the basis of his application to read Section 7, subdivision e, instead of Section 21; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zone resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zone resolution and that the application be and it hereby is granted under Section 7e of the zone resolution, for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received May 10, 1948," 3 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

472-48-BZ

APPLICANT—Herman Kron, for Cleveland Associates Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a business building (non storage garage for not more than five motor trucks), using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Frank Zaccaro.

For Opposition: Alexander Berman, Charles Siegel, George Cohen, Charles Rothman and Alexander Scherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (472-48-BZ)

WHEREAS, Herman Kron for Cleveland Associates, Inc., owner, filed May 20, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (non-storage garage for not more than five (5) motor trucks) using more than the permitted area and without the required rear yard, affecting premises 738 East 9th street, south side, 193 ft. west of Avenue B (Block 378, Lot 26), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue B is in a retail use, B area and Class 2 height district; that East 9th street is in residence and retail use, B area and Class 2 height districts; that the site is in a residence use, B area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1948, re N.B. Applic. 75-48, reads:

"1. Proposed construction located within a residence 'D' district is contrary to Art. II, S 3 also Art. IV, S 14 (a) and (c) zoning resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 93.11 ft. in depth, presently vacant; that it is proposed to erect a building to cover the entire lot, one story, 16 ft. in height, of Class 3 construction, to be used as a non-storage garage for not more than five trucks (General trucking business); and

WHEREAS, the applicant contends that the houses in the vicinity to these premises are factories, warehouses, etc., and the owner had to demolish his buildings on account of the noise which the tenants could not sustain; that it is not feasible to erect a residential building in such a neighborhood within the next 10 to 15 years; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zone resolution, and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 75-48, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

600-48-BZ

APPLICANT—Gustave Goldman, for Argent Amusement Corp., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence, business and unrestricted use, B area district, the erection of a building (stores and bowling alleys), using more than the area permitted.

PREMISES AFFECTED—32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street, (Block 676, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Gustave Goldman and Edmund P. Silver.

For Opposition: Rev. Evan S. Williams and K. Jaros.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Blum 2

THE RESOLUTION (600-48-BZ)

WHEREAS, Gustave Goldman for Argent Amusement Corporation, Inc., owner, filed on June 21, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in residence, business and unrestricted use, B area districts, the erection of a building (stores and bowling alleys) using more than the area permitted, affecting premises 32-73 to 32-85 Steinway street, 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street (Block 676, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 3, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 41st street is in a business use, B area and class 1½ height district; 34th avenue is in business and unrestricted use, B area and class 1½ height districts; Steinway street and the site are in residence and business use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated June 2, 1948, re N.B. Applic. 2792-48 reads:

"1. The erection of a building for use as stores and bowling alleys on the entire area of a plot located partly

in an unrestricted, and partly in a residence zone is contrary to Article 2, Sec. 3 of the zoning law.

"2. The percentage of area of the plot, to be occupied by the building, is excessive (Sec. 12-b-zoning law)."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 ft. front by 190 ft. in depth, irregular, presently vacant, 155 ft. 1½ in. front on Steinway street, 190 ft. front on 34th avenue, 204 ft. 10 in. front on 41st street; that it is proposed to erect a building covering the entire lot, one story and pent house, 12 ft., 14 ft. and 21 ft. in height, of class 3 construction, to be used as stores and bowling alleys; that a sprinkler system will be installed according to the rules and regulations; that a sprinkler system will be installed as per objections 3 of denial by the Department of Housings and Buildings; and

WHEREAS, the applicant contends that his client is trying to develop this property and finds that he is only permitted to use a portion of the lot under Art. 2 Section 3 and Sec. 12b. that he also owns 90 ft. x 150 ft. adjoining the property as indicated on plot plan; that there are some buildings in this district which are dilapidated and a new building of this type would help to improve the neighborhood; that the owner has paid taxes on this property for the past five years; that in order to get a fair return on his investment in the land, this type of building has been designed; that the walls, ceiling and floor of the bowling alleys will be insulated with asbestos and the building will be mechanically ventilated; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zone resolution, and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2792-48, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling-Ferrenz and Taylor, for Literary Society of St. Vincent Ferrer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.

PREMISES AFFECTED—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Elliott L. Chisling.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (630-48-BZ)

WHEREAS, Elliott L. Chisling for Elliott L. Chisling-Ferrenz and Taylor, for Literary Society of St. Vincent Ferrer, owner, filed July 2, 1948, an application under section 21 of the zoning resolution, to permit in the residence use portion of the lot, the erection and maintenance of a school, using more than the area permitted, affecting premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan; and

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WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, September 21, 1948, after due notice by publication in the Bulletin, and laid over to October 13, 1948, then to November 3, 1948, for objectors to be present; and

WHEREAS, the district maps accompanying the zoning resolution show that Lexington avenue is in a restricted retail use, B area and class 1½ height district; East 65th street and the site are in residence and restricted retail use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1948, re amendment to N.B. Applic. 80-48, reads:

"1. Excess coverage of proposed school in a residence district is contrary to Section 12B (b) and 19e Zoning Resolution. Reconsideration denied."

and
WHEREAS, the applicant states that the premises consist of a plot 225 ft. front by 200.83 ft. in depth on which are located a church, a rectory, a society building and a school which is to be demolished; that it is proposed to erect a building 106 ft. 9¼ in. front by 74 ft., 5½ ft. in depth (typical floor 61 ft. 10 in. in depth), 6 stories, 67 ft. 8 in. in height of class 1 construction to be used as a parochial school; and

WHEREAS, the applicant contends that the existing school was erected in 1884 and has been antiquated for so many years that its use has been a severe handicap to the attending children and the teaching sisters; that the existing structure has been considered dangerous by building and fire department inspectors and the building has long since failed to provide the minimum basic needs for light, ventilation and sanitation; that it has failed to provide for the normal parish growth, causing overcrowding of classrooms; that added enrollments can no longer be taken and this condition will shortly be worsened if a new housing development now being considered for Block 1420 becomes a reality; that this proposed development is only one block from the present school site; that since the new structure has a smaller area than the old school from the second floor to the roof, a deeper court is secured to the rear, allowing better light and ventilation for the rear classrooms and for the neighboring dwellings to the east; that since the church mass grows smaller with height, this rear court grows to an approximate depth of 55 ft. in a north and south direction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had established a basis to warrant the granting of a variance under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, *on condition* that the building shall be constructed as proposed and as indicated on plans filed with this application, marked "Received August 13, 1948" (1 sheet) and "July 2, 1948" (12 sheets); that the building shall not be further increased in height or area and shall be used for school purposes as proposed; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

778-48-BZ

APPLICANT—Julian Roth, for Samuel Rudin and Jacob R. Schiff, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof

multiple dwelling with stores on the first floor, using more than the area permitted, and with center court less than the required width.

PREMISES AFFECTED—360-374 Avenue of The Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth and Samuel Rudin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (778-48-BZ)

WHEREAS, Julian Roth for Samuel Rudin and Jacob R. Schiff, owners, filed August 6, 1948 an application under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a ten story fireproof multiple dwelling, with stores on the first floor, using more than the area permitted, and with center court less than the required width, affecting premises 360-374 Avenue of the Americas (6th avenue), east side, from Washington place to Waverly place, 87 Washington place and 126-130 Waverly place (Block 522, Lot 37), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 13, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, for further consideration and to permit the adjoining owner to be present at the hearing, then laid over to November 3, 1948, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Waverly place and Washington place are in residence and local retail use C area class 1¼ height districts; the Avenue of the Americas and the site are in a local retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1948 on N.B. Applic. 121-48 reads:

"1. This examination is limited to the height and area requirements under both the M.D. Law and the Zoning Resolution. No other factor considered.

"A1. Proposed 100 percent coverage of lot at curb level for residence bldg. in a C area district is contrary to Section 13B of the Bldg. Zone Resolution.

A2. Width of required outer courts checked A and B inadequate under the provisions of Section 13A of the Bldg. Zone Resolution.

Note: The windows of four kitchens open in these courts, therefore said courts are required to be 2½ inches in width for each foot of height."

and

WHEREAS, the applicant states that the premises consist of a plot, 194 ft. 10⅞ in. frontage by 93 ft. 5¾ in. in depth, irregular, presently vacant; that it is proposed to erect a building 194 ft. 10⅞ in. front by 93 ft. 5¾ in. in depth, irregular, on 1st floor; 93 ft. 5¾ in. deep, irregular, at typical floor level, ten stories, 100 ft. in height, of Class 1 construction to be used as a multiple dwelling and stores; and

WHEREAS, the zoning was changed from business use B area and class 1½ height district to local retail use, C area, class 1¼ height district July 12, 1945; and

WHEREAS, the applicant contends that a variation of objection A-1 is requested for the following reasons: (1) restriction of use due to subway structure prevents flexible and full use of site at all levels; (2) restriction of use of high structure to a narrow strip set back from Avenue of

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the Americas; (3) adjacent buildings occupy entire depth of lots at 1st story; (4) practical difficulty and unnecessary hardship to setting store fronts back from building line on Avenue of Americas; (5) excess area of 5,254.7 sq. ft. at 1st floor is offset by excess vacant area of 19,000 sq. ft. at typical floors; (6) excess occupancy at 1st floor does not deprive adjacent owners of light and ventilation; (7) excess unoccupied area at upper stories substantially benefits adjacent structures; that objection A-2 refers to the portion of the yard which is within 60 ft. of both Waverly place and Washington place; that this yard conforms to the requirements of the Multiple Dwelling Law, but due to the presence of windows for kitchens should conform to the requirements of an outer court; that it is proposed to mechanically ventilate such kitchens and therefore these spaces will not receive their light and air from said yard

Area of lot	equals	16,886.75 sq. ft.
Permitted 10,000 @ 75	equals	7,500 sq. ft.
Permitted 6,886.75 @ 60	equals	4,132.05 sq. ft.
		11,632.05

Excess on 1st floor equals 5,254.7 sq. ft. equals 45%; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had established a basis to warrant the granting of a variance under section 21 of the zoning resolution and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the construction of the building as proposed and as indicated on plans filed with this application, marked "Received August 6, 1948" (7 sheets), "October 18, 1948" (1 sheet) and area plan marked "Received September 22, 1948" (1 sheet), *on condition* that the building shall be constructed substantially as proposed and not further increased in area and shall comply in all other respects with all laws, rules and regulations applicable thereto, including the requirements of the zoning resolution; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

777-48-A

APPLICANT—Lama and Proskauer, for Brenner Sawdust Co., Inc., owner.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Eli Brenner and Eugene Brenner.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for inspection by a committee of the Board and for decision.

272-19-A

APPLICANT—Louis A. Kiesewetter, for The Texas Co., owner.

SUBJECT—Application reopened September 14, 1948—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (272-19-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises northwest corner of Bryant and Clinton streets, Borough of Brooklyn, was granted by the Board on June 3, 1919, on certain conditions; and

WHEREAS, a further appeal from an order of the fire commissioner was granted on January 13, 1931, and plans submitted by the applicant were approved on March 31, 1931; and

WHEREAS, the resolution was amended and the time in which to obtain permits and complete the work was extended on May 26, 1931; and

WHEREAS, new plans submitted by the applicant were approved on July 7, 1931; and

WHEREAS, the applicant requested reopening of this appeal and an amendment of the resolution, based on a new order and decision of the fire commissioner, affecting premises 744 Clinton street, northwest corner of Bryant street (foot of Bryant street at Gowanus Canal Bay); (Block 618, Lot 1), Borough of Brooklyn; and

WHEREAS, this case was reopened by vote of the Board, on September 14, 1948; and

WHEREAS, Order 11146-C issued by the fire commissioner November 12, 1947 reads:

"2. By pass the pumps of oil storage system so that the contents of each tank may be transferred to any other tank in accordance with Fire Department Plan No. 932-31."

and

WHEREAS, the decision of the fire commissioner dated May 4, 1948 reads:

"Receipt of your letter of April 11, 1948 is acknowledged.

"Please be advised that your request for modification of item 2 of order No. 11146-LC is hereby denied."

and

WHEREAS, the applicant states that the premises consist of a plot 265 ft. by 223 ft. 6 in. in area, located in an unrestricted use B area class 2 height district, used and occupied as an oil storage plant since 1915; and

WHEREAS, the applicant now contends that at the time of the installation of the storage tanks permitted by resolution of the Board adopted May 26, 1931 the three larger tanks were used for gasoline and the tank containing approximately 22,500 gallons for aviation gasoline; that the two pumps installed at that time were so by-passed that the contents could be transferred to any other tank; that about 1938 the 22,500 gallon tank was changed to kerosene storage and a new pump with an independent fill line to the dock, new lines to the loading rack were installed and the by-pass which had previously been installed to transfer the contents of this tank to any of the other tanks was removed; that the fire department order was issued November 12, 1947 and modification of item 2 subsequently requested on April 15, 1948 resulting in a denial dated May 4, 1948 which is the subject of this appeal; that it is therefore requested that the Board reopen the appeal to amend the resolution so as to accept the existing conditions and modify that part of the fire commissioner's order which would require the interconnecting pump by-pass all of the tanks and permit the kerosene tank to remain piped independently of the gasoline tanks so as to eliminate the possibility of mixing the gasoline with the heating oil; that the kerosene tank is enclosed by a concrete dyke having a capacity of 1½ times the tank and is direct foam connected with a dual system, one line from the foamite house supplying the tank and one line set at the dyke wall to supply the basin or reservoir;

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that foam hydrants and a yard hydrant system are located within the plant which is under 24 hour supervision.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 26, 1931, as amended July 7, 1931, by adding thereto:

"... that in the event the owner desires to provide on the 3 in. discharge line on the 100 g.p.m. pump used for kerosene from the 22,000 gallon kerosene tank and also wishes to provide on the 5 and 6 in. existing suction lines of the by-pass in the pump house for the gasoline tanks a flanged tee fitted with a blanked nipple and reducer and to provide a spool provided with a check valve to be kept in the pump house in readiness for emergency connection in case of kerosene tank leakage, such change from the resolution hereinbefore adopted may be permitted, *on condition* that three gasoline tanks shall be interconnected through a pump by-pass arrangement so that the contents of any or each gasoline tank may be transferred to any other tank and provided the resolution adopted by the Board on May 26, 1931, and the plans approved on July 7, 1931, shall be complied with in all other respects."

714-48-A

APPLICANT—Foundry Services, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Frankel.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (714-48-A)

WHEREAS, Foundry Services, Inc., owner, filed July 23, 1948, on an appeal from an order and decision of the fire commissioner affecting premises 1920 Atlantic avenue, south side, 100 ft. west of Buffalo avenue (Block 1338, Lot 38), (1st floor), Borough of Brooklyn; and

WHEREAS, Order 13975-C, issued by the fire commissioner May 11, 1948, and repeated in a decision of the fire commissioner dated July 1, 1948, reads:

"A recent inspection of the above premises used for the storage and use of chemicals, shows the following must be done in the interest of public safety:

1. Discontinue the manufacture and storage of 'Foseco Aluminum Remover C19-11.0, Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 26 ft. in height; 33 ft. by 111 ft. in area, of Class 3 construction; erected about 1920; on a lot 40 ft. by 140 ft. in area, in a manufacturing use, C area, Class 1 height district and used and occupied since 1943—basement, boiler room; 1st floor, mixing processes; 2nd floor, sewing material, 10 persons, for which applicant states no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that the order was issued as some of the chemicals used in the manufacture of the applicant's products include charcoal, sodium nitrate, sulphur and potassium permanganate; that the products manufactured are used by foundries for introduction into molten metal; that there are no furnaces or foundry organizations conducted on these premises, the only operation conducted is dry mixing various chemical products; that none of the products contain all the chemicals mentioned nor even three of them; that in cases where sodium nitrate and potassium permanganate are used the percentages are small (less than 10%); other ingredients are

inert; that the product referred to in the fire commissioner's order (Foseco Aluminum Remover) contains 10% of the oxidizing compound, the balance being inert; that it does not contain charcoal or other reducing or organic material; that the metallurgical industry has used products of the type manufactured by the applicant for many years, these products are added to molten metals so there is no explosive hazard; that the building has a concrete floor and there are two employees at the plant.

Resolved, that the order of the fire commissioner, acting on Order 13975-C, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the Foseco Remover shall have not more than 2% potassium permanganate and 10% sodium nitrate, as stated in a letter addressed to the Board dated October 27, 1948, and otherwise shall be maintained to the satisfaction of the fire commissioner; that the amount of potassium permanganate on the premises shall at no time exceed seven 110 lb. drums and that the sodium nitrate shall not exceed 2500 lbs. and shall be received and stored in such containers as are satisfactory to the fire commissioner; that in mixing, these chemicals shall be mixed into the inert material consisting of clay, talc or other similar inert materials.

MATERIALS SUBMITTED FOR APPROVAL

136-47-SM

APPLICANT—United Steel Fabricators Inc., owner.

SUBJECT—U. S. F. Corrugated Metal Window Well or Areawall, approval of.

APPEARANCES—

For Applicant: Earl Boughton.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (136-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 17, 1948.

Re: Cal. 136-47-SM.

Subject: U.S.F. Corrugated Metal Window Well or Areawall; approval of.

United Steel Fabricators Inc. of Wooster, Ohio filed January 13 1947 an application with the Board of Standards and Appeals for the approval of their Corrugated Area-way Walls under the provisions of C26-178.0.b and C-26-16.0. U.S.F. Corrugated Areaway Walls are made in two types; straight areaway walls with rounded corners and straight front and used where the yard space is limited and the round type areaway wall, semicircular in shape, providing larger wall space and greater light and used where projection into a yard is not a factor.

The Areaway walls are made from Heavy Gauge Copper Steel coated with galvanizing by the hot-dip process and providing a coating of pure zinc averaging 2 oz. per sq. ft. of exposed surface, in sizes and dimensions as follows:

ROUND TYPE

Number	Width	Projection	Gauge
R-3414	2' 10"	1' 12"	16
R-3818	3' 2"	1' 6"	16
R-4020	3' 4"	1' 8"	16
R-4320	3' 7"	1' 8"	16
R-4920	4' 1"	1' 8"	16
R-5820	4' 10"	1' 8"	16
R-6220	5' 2"	1' 8"	14
R-7024	5' 10"	2' 0"	14
R-7020	5' 10"	2' 0"	14
R-7430	6' 2"	2' 6"	14

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STRAIGHT TYPE

Number	Width	Projection	Gauge
S-3222	2' 8"	1' 10"	16
S-3412	2' 10"	1'	16
S-3812	3' 2"	1'	16
S-4312	2' 10"	1'	16
S-3812	3' 2"	1'	16
S-4012	3' 4"	1'	16
S-4028	3' 4"	2' 4"	16
S-4314	3' 7"	1' 2"	16
S-4918	4' 1"	1' 6"	16
S-5818	4' 10"	16"	16
S-6218	5' 2"	1' 6"	14
S-7018	5' 10"	1' 6"	14
S-7420	6' 2"	1' 8"	14
S-8220	6' 10"	1' 8"	14
S-9420	7' 10"	1' 8"	14

Samples of both the straight and round type areaway walls were submitted to test at the Pittsburgh Laboratories, Laboratory No. 22262.2 Fire 384455 with details and results of tests as follows:

Four specimens were submitted for physical test to determine their resistance to a horizontal thrust and the weight of the zinc coating.

The specimens were numbered R-3818, R-4020, S-3812 and S-4012. Specimen R-3818 and R-4020 were of the Round type and S-3812 and S-4012 were of the Straight type. All specimens were approximately 2 feet high. The top edge of each of the specimens was rolled. The ends of each specimen were turned out and perforated for nailing. All specimens were corrugated with the corrugations running lengthwise. Each of the specimens were fastened to wood planks with 5/16" x 1 1/2" lag screws, which were approved by the client. Each specimen was placed in a box of sand approximately 6 feet long by 2 feet wide and 2 feet deep, with the curved or "outside" of the well down and the planked side up.

The specimens were embedded in the sand to a depth placed the planked side approximately 6 inches above the level of the sand before the load was applied. Two I-beams were placed upon the planks. The load was applied at the center of the I-beams and thus to the center of the specimen. This arrangement simulated as near as possible the actual loading conditions that would result from earth crowding against the wall. The amount of deflection that took place at different loadings was measured by a dial type gage (reading to 0.001 inches) that was placed between the center of the wall and the under side of the planks.

The maximum deflection of each specimen under the maximum load was as follows:

Specimen	Deflection in Inches	Load in Pounds
R-4020	1.318	16,000
R-3818	0.973	20,000
S-3818	1.216	21,000
S-4012	1.291	22,000

Summary of Load Test on Corrugated Walls for Arcaways.

Specimen Number	Yield Strength Load in Pounds	Maximum Load in Pounds	Type of Failure and Location
R-3818	19,090	20,550	Buckled 6" from flanges
R-4020	16,300	16,900	Buckled 6" from flanges
S-3812	20,200	21,250	Buckled at center of wall and 6" from flanges
S-4012	21,050	22,050	Buckled at center of wall and 6" from flanges

DETERMINATION OF YIELD POINT: These walls did not show a well defined yield point. The load at which the deflection was increasing four times as fast as at the early part of the test is reported as the yield strength. It represents approximately the load at which damage began.

TABLE III

Specimen Number	Average thickness of specimen over coating in inches	Thickness of coating determined by stripping—ounces per sq. ft. of sheet
R-3818	0.068	2.01
R-4020	0.071	2.13
S-3812	0.071	2.09
S-4012	0.067	2.05

Recommendation

On the basis of the foregoing data, the Committee on Tests recommends the approval under C26-191.0,a of the United Steel Fabricators Window Well or Areaway for use only within the building line and limited to one and two family residence structures in sizes as provided herein and with galvanizing of not less than 2 oz. per sq. ft. It is further recommended that each areaway wall be stamped or labeled, reading as follows: "Approved for use in New York City by the Board of Standards and Appeals under Cal. 136-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

385-48-SM

APPLICANT—United Steel Fabricators, Inc., owner.

SUBJECT—United One and One Half Hour Hollow Metal Door, (1 3/4 inches thick), approval of.

APPEARANCES—

For Applicant: Earl Boughton.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (385-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 22, 1948.

Re: Cal. 385-48-SM.

Subject: United Hollow Metal Door. (1 3/4 inches thick) 1 1/2 Hour rating; approval of.

United Steel Fabricators, Wooster, Ohio, filed April 29, 1948, an application with the Board of Standards and Appeals for approval of the United Hollow Metal Door (1 3/4" thick) under the provisions of C26-610 and C26-661.0 Administrative Code.

Description

The 1 3/4" Hollow Metal Door consists of two stiles and a center flush panel all spot welded and welds are so concealed that none show on the surface. The steel sheets used in the door are stretcher leveled, #20 Gauge cold rolled, #18 gauge stiffening channels are

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placed in the top and bottom of the door. #10 Gauge reinforcement is provided at the hinges and #16 Gauge, two pieces, are provided for lock reinforcement.

The door is insulated by means of 1½" air cell asbestos block inserted in the stiles and center panel.

The door was provided with one pair of 6" Bommer spring hinges approximately 10" from top and bottom of the door. The lock was a Norwalk mortise vestibule cylinder lock with a heavy latch having a throw of ¾".

Inspection and Test

The test door was constructed at the plant of the applicant at Wooster, Ohio, and was inspected by Alfred T. Holl, C.E. (Approved Inspection Agency) and was fire tested at Protexol Testing Laboratory May 20, 1948. The fire test was witnessed by Chief Engr. Leslie V. Huber and J. A. Darts, Engineering Division, Committee on Test and Messrs. C. R. Clauer; E. Boughton, H. B. Stahl and W. C. Martin, representing the applicant. The test was conducted by R. C. Bastress, assisted by F. A. Hartman, C. F. Hartman and M. J. Decker and was in accordance with the requirements of Group 5 Sub. Article 1 of Article 11 Administrative Building Code.

The test furnace was fire brick structure 10 ft. by 12 ft. by 2 ft. with a swinging door having an opening of 63 in. by 93 in. in which the test door was set. At the end of one and one-half hour fire test the furnace door was opened and the hose stream test as provided for in Group 9 Sub. Article 1 of Article 10 Administrative Building Code was applied for a period of one minute without appreciable effect upon the structural condition of the door. After the hose stream test the latch was freed and the door swung open on its own hinges in normal fashion.

The test was conducted in conformity with the standard time temperature curve and the temperature was maintained within the allowed tolerance.

Result of Test

The opening protective assembly previously described successfully withstood the fire and hose stream test as required by the Administrative Building Code. The average temperatures during the test were as follows:

Time	Furnace Temp.	Unexposed Surface of Door Temp.
½ hr.	1450° F.	440° F.
¾ hr.	1600° F.	470° F.
1 hr.	1810° F.	647° F.
1½ hr.	1790° F.	797° F.

NOTE: Initial air Temperature as 64°.

The rise in temperature of the unexposed surface was 440° — 64° — 376° F. for the half hour which is well within the requirements of C26-610.o.e.

For comparison with the center couple on the unexposed face, an additional direct reading thermometer was placed beneath an asbestos pad on the panel joint adjacent to and slightly below the lock.

The readings on this thermometer were as follows:

At ½ hour the temperature was 350° F.

At 1 hour the temperature was 464° F.

Recommendation

On the basis of the foregoing data, and the data filed with the application the Committee recommends the approval of the United Hollow Metal Door (1¾" thick) as made by the United Steel Fabricators, Wooster, Ohio, when constructed in accordance with details as set forth herein when used alone, as an opening protective assembly as meeting the requirements of C26-610.0 (10.1.18), Administrative Building Code. Approval is also recommended under C26-661.0 (10.8.2), Administrative Building Code as a protective assembly in fire partitions having a fire resistive rating of one and one-half hours and under

the Multiple Dwelling Law, Article 1, Sec. 4, Item 10, requiring an hour fire resisting assembly, and under C26-662.0 (10.8.3), Administrative Building Code, for use in fireproof partitions requiring an opening protective assembly with a fire resistive rating of three-quarter hour with size of door limited to sample tested except as otherwise permitted under C26-610.0 (10.1.18) Administrative Building Code.

For any opening protective assembly manufactured under this approval the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report, provided each door bears a label permanently affixed, reading: "Approved for use in New York City by the Board of Standards and Appeals under Cal. No. 385-48-SM."

471-48-SM

APPLICANT—Imperial Carpet & Furniture Corporation, owner.

SUBJECT—Imperial Ash Receptacle for Theatres; approval of.

APPEARANCES—

For Applicant: Charles Greenbaum.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (471-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 471-48-SM.

September 20, 1948.

Subject: Imperial Ash Receptacle for Theatres; Approval of.

The Imperial Carpet and Furniture Corporation, owner, filed May 20, 1948, an application with the Board of Standards and Appeals for approval of the Imperial Ash Receptacle for Theatres under the provisions of C19-165.1.b and c, Administrative Code.

Description

The appliance is a metal box approximately 3 in. x 2½ in. x 1 in. for attachment to the back of a theatre seat to receive smoker's refuse. The device shown is constructed in two sections, attached to each other by rivets at each end, and is attached to the round portion of back of a theatre seat so as not to project beyond the centre thereof. The receptacle part can be lifted up and tilted to be emptied. To prevent tampering a spring catch is provided in back section which is riveted to same and locks into the front section.

Inspection and Test

The device was inspected and tested by the Committee on Test on July 15, 1948, at the office of the Board. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee and Edward C. Dowden of the applicant. The device functioned as designed.

Recommendation

On the basis of this test and the data filed by the applicant the Committee on Test recommends the ap-

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proval of the Imperial Ash Receptacle for use in New York City when mounted on theatre seats with the back of seat at an angle of less than 90 deg. with the floor under the provisions of C19-165.1 of the Administrative Building Code when constructed and installed in accordance with this report, provided the material bear a label or decalcomania permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 471-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

582-48-SM

APPLICANT—United Steel Fabricators, Inc., owner.
SUBJECT—United One and One Half Hour Hollow Metal Door (1 $\frac{3}{8}$ inches thick,) approval of.
APPEARANCES—

For Applicant: Earl Boughton.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (582-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 29, 1948.

Re: Cal. 582-48-SM.

Subject: United One and One Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick) approval of.

United Steel Fabricators, Wooster, Ohio, filed June 11, 1948, an application with the Board of Standards and Appeals for the approval of the United One and One Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick) under the provisions of C26-610 and C26-661.0 Administrative Building Code.

Description

The 1 $\frac{3}{8}$ " hollow metal door consists of two stiles and a center flush panel all spot welded and welds are so concealed that none show on the surface. The steel sheets used in this door are stretcher leveled No. 20 gauge, cold rolled. The stiffener channels are of No. 18 gauge. Hinge reinforcement is of No. 10 gauge and lock reinforcement No. 16 gauge.

The stiles and center panel are assembled first in halves and then after the center panel insulation has been laid in the two halves are laid one on top of the other and the edges which have been turned towards the stiles are then spot welded. The stiles are then filled with 1 $\frac{1}{4}$ " air cell asbestos.

The door is provided with one pair of Bommer Type spring hinges 6" high approximately 10" from the top and bottom of the door. The door was fitted with a Norwalk mortise lock with a heavy latch having a throw of $\frac{3}{4}$ ".

Inspection and Test

The test door was constructed at the plant of the applicant at Wooster, Ohio and was inspected by Alfred T. Holl, C.E. (approved Inspection Agency) and was fire tested at Protexol Testing Laboratory, July 14, 1948. The fire test was witnessed by Commissioner C. M.

Blum and Chief Engineer L. V. Huber, Committee on Test and Messrs. V. Romaqua, E. Boughton, C. R. Clauer and R. D. Trainor representing the applicant. The test was conducted by R. C. Bastress assisted by F. A. Hartman, C. F. Hartman and M. J. Decker and was in accordance with the requirements of Group 5 Sub. Article 1 of Article 11 Administrative Building Code.

The test furnace was a fire brick structure 10 ft. by 12 ft. by 2 ft. with a swinging door having an opening of 63 in. by 93 in. in which the test door was set. At the end of one and one-half hour fire test the furnace door was opened and the hose stream test as provided for in Group 9 Sub. Article 1 of Article 10 Administrative Building Code was applied for a period of one minute without appreciable effect upon the structural condition of the door. After the hose stream test the latch was freed and the door swung open on its own hinges in normal fashion.

The test was conducted in conformity with the standard time temperature curve and the temperature was maintained within the allowed tolerance.

Result of Test

The opening protective assembly previously described successfully withstood the fire and hose stream test as required by the Administrative Building Code. The average temperatures during the test were as follows:

Time	Furnace Temp.	Unexposed Surface of Door Temp.
$\frac{1}{2}$ hr.	F. 1543°F	587°F
$\frac{3}{4}$ hr.	F. 1639°F	700°F
1 hr.	F. 1703°F	777°F
1 $\frac{1}{2}$ hr.	F. 1831°F	888°F

NOTE—Initial air Temperature was 80°F.

The rise in temperature of the unexposed surface at the end of 30 minutes was 587°-80°-507°F.

Recommendation

On the basis of the foregoing data, and the data filed with the application the Committee recommends the approval of the 1 $\frac{1}{2}$ hour United Hollow Metal Door (1 $\frac{3}{8}$ " thick) as made by the United Steel Fabricators, Wooster, Ohio, when constructed in accordance with details as set forth herein when used alone, as an opening protective assembly as meeting the requirements of C26-610.0 (10.1.18), Administrative Building Code. Approval is also recommended under C26-661.0 (10.8.2), Administrative Building Code as a protective assembly in fire partitions having a fire resistive rating of one and one-half hours and under the Multiple Dwelling Law, Article 1, Sec. 4, Item 10, requiring an hour fire resisting assembly, and under C26-662.0 (10.8.3), Administrative Building Code, for use in fireproof partitions requiring an opening protective assembly with a fire resistive rating of three-quarter hour with size of door limited to sample tested except as otherwise permitted under C26-610.0 (10.1.18) Administrative Building Code.

For any opening protective assembly manufactured under this approval the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report, provided each door bears a label permanently affixed, reading: "Approved for use in New York City by the Board of Standards and Appeals under Cal. No. 582-48-SM."

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593-48-SM

APPLICANT—Liquidepth Indicators, Inc., owner.
SUBJECT—Petrometer Liquid Depth Indicator, approval of.
APPEARANCES—

For Applicant: Joseph A. Ross.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (593-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 6, 1948.

Re: Cal. 593-48-SM.

Subject: Petrometer Liquid Depth Indicator,
approval of.

Liquidepth Indicators, Inc., owner, filed June 23, 1948 an application with the Board of Standards and Appeals for approval of the Petrometer Liquid Depth Indicator under the provisions C19-57.0 Administrative Code and C26-178.0.b Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These devices are liquid level indicating gauges operating on the principle of hydrostatic balance between liquid heads. These gauges are usually installed inside of buildings at a reasonable distance from the oil storage tank. They are intended for use on any vented tank into which the air bell and connecting tubing can be introduced. The liquid head in the tank imparts a positive pressure on the air bell located near the bottom of the tank. This pressure is transmitted through the connecting tubing to the indicator fluid well in the gauge. The indicating fluid rises in the gauge glass to a height sufficient to balance this pressure. A change in the liquid level results in a proportional change in the pressure in the air bell, causing a rise or fall of the indicating fluid depending on whether the tank is being emptied or filled. An integral aerator (air pump) is provided at the top of the gauge proper to expel the excess liquid in the connecting tubing and air chamber which may have entered because of leaks in the tubing connections or the contraction of the air resulting from a drop in temperature.

The gauges are made in four sizes as follows:

Baume 14°-16° 18°-22° 24°-26° 28°-32° 34°-36° 38°-42°

Type	Maximum Liquid Depth in Inches					
112	43	44	46	48	49	50
114	65	66	68	70	72	74
228	72	74	77	79	82	84
227	96	99	101	105	110	112

The gauge assembly consists of two units namely (1) the indicator and (2) the air bell and connecting tubing.

The construction and the materials of the various component parts are identical for each of the four types of gauges with the exception of the overall lengths. The material used in the construction are brass for the castings, aluminum for the housing, brass and copper tubing, a Pyrex gauge glass, a stainless steel spring and suitable gasket material. The indicating fluid is acetylene tetrabromide dyed red.

Inspection and Test

The appliance was inspected and tested at the plant of the applicant at 42-26 28th street, Long Island City. Present at the test were Chief Engineer Leslie V. Huber, and John A. Darts of the Committee on Test and D. H.

Bierman and Joseph H. Ross representing the applicant. The appliance operated as designed and provided safe and accurate means of measuring oil and other liquid levels. The appliance has been approved by the Underwriters Laboratories Report Misc. Hazard 1640 Application No. 48N1250.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Petrometer Liquid Depth Indicator for use in New York City for fuel oil and other hazardous liquids provided the appliance bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 593-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 3, 1948,
2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 288-48-A

APPLICANT—Walter Hesse, for F. W. I. Lundy, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1901-1929 Emmons avenue, north side, from Ocean avenue to East 19th street (1st floor); (Block 7493, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter Hesse.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (288-48-A)

WHEREAS, Walter Hesse, for F. W. I. Lundy, owner, filed April 1, 1948, an appeal from a decision of the borough superintendent affecting premises 1901 to 1929 Emmons avenue, north side, between Ocean avenue and East 19th street (1st floor), (Block 7493, Lot 41), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1948, on Alt. Applic. 2937-46, reads:

"1. Frame construction in fire limits is contrary to Sect. 4.1.2. of Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories,

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24 ft. 6 in. in height; 250 ft. by 132 ft. 4½ in. in area at 1st floor; 250 ft. by 102 ft. 4 in. in area at 2nd floor; of Class 4 construction erected 1944, on a lot 251 ft. 6¾ in. by 217 ft. 4½ in. in area in a residence and business use, D area, Class 1 height district and used and occupied since 1944: 1st floor, restaurant, 996 persons; 2nd floor, restaurant, 506 persons, for which use and occupancy no certificate of occupancy has been issued; that the building is provided with two steel fireproof enclosed interior stairs, equipped with fireproof doors; that stairs are 5 ft. 6 in. and 7 ft. 4 in. wide and lead to roof bulkhead; that there is one fire escape at the rear extending to roof by stair with egress from its lower termination through an open yard direct to street; and

WHEREAS, Violation 256446 was issued for erecting a one story extension 30 ft. by 60 ft. at rear without a permit; and

WHEREAS, the applicant contends that the extension is of frame construction roofed with corrugated transite; that exterior walls are of stud construction with the lower portion stuccoed on wire lath and upper wall section filled in between posts with hand hewn logs; that the roof is carried on 6 in. average diameter spruce posts on concrete footings; that 4 in. by 8 in. girders run longitudinally and the transite roof is carried on pipe sections 1½ in. inside diameter, 30 in. on centers carrying purlins consisting of 2 in. by 2 in. angles 4 ft. on centers; floor is terrazzo; that windows and doors are steel casement except on north wall which are wood casement; that the one story extension was erected in 1944 with wood logs cut from the owners land using no labor or materials prohibited by War regulations; that the extension is unheated and is used to provide additional dining space during the summer months; that the construction is sound; that the applicant has observed the roof with a full 26 in. record snowfall with no noticeable sag; that a 12 in. brick wall divides the main restaurant from this extension; that all openings connecting the extension to the main structure will either be bricked up or provided with fireproof doors; that the present access to the main building is through steel casement doors which will be glazed with wire glass; that it would be a hardship to be compelled to remove the one story extension which is safer than many frame structures in the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated March 3, 1948 on Alt. Applic. 2937-46 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits as shown on plans filed with this appeal marked "Received April 1, 1948," three sheets, shall be maintained and the width of each of such exits to the east and west shall be not less than 3 ft. 8 in.; that the present entrance from this space to the cellar shall be removed and blocked up with approved masonry; that all windows opening from the toilet and rest rooms on the 1st floor and mezzanine shall be blocked up with approved masonry and mechanical ventilation furnished for such rooms in accordance with the requirements of the code; that the roof framing shall be reinforced to meet the requirements of the code to support a load of 40 lbs. per superficial foot; that this extension shall not be increased in height or area unless made to comply in all respects with the requirements of the building code and all other laws, rules and regulations applicable thereto; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall be for a term of five (5) years from the date of this resolution, for use as proposed, unheated in summer season only.

759-48-A

APPLICANT—Joseph Vinci, for Salvatore V. Olivet, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188 and Block 5519, Lot 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Salvatore J. Milano and Salvatore V. Olivet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (759-48-A)

WHEREAS, Joseph Vinci, for Salvatore V. Olivet, owner, filed August 25, 1948, an application pursuant to Section 35 of the General City Law to permit the alteration of a building in the bed of a mapped street (Blair avenue) affecting premises 3149 Wissman avenue, north side, 200 ft. east of Reynolds avenue (Block 5518, Lot 188, Block 5519, Lot 35), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1948, on Alt. Applic. 405-48, reads:

"1. Obtain from borough president verification of the plot as to its location. If the building is located in bed of a mapped street, the proposed alteration is contrary to Section 35 of the General City Law."

and

WHEREAS, the applicant states the building is two stories, 22 ft. in height; 18 ft. by 50 ft. in area at 1st floor; 18 ft. by 32 ft. in area at 2nd floor, of Class 4 construction; erected prior to 1920; located in an unrestricted use A area, Class 1½ height district and used and occupied since 1920 as a one family dwelling and proposed to be used and occupied as a one family dwelling; and

WHEREAS, Certificate of Occupancy 298-39, issued upon completion of Alt. 648-38 permits the use of the building as a one family dwelling; and

WHEREAS, the applicant states that it is proposed to add two rooms on the upper floor which would be used by the owners son and daughter-in-law; and

WHEREAS, the applicant contends that the owner is willing to sign a waiver of any claim against the city for the value of the proposed alteration; and

WHEREAS, Violation C-232 which was issued February 9, 1948, was for making alterations without a permit; and

WHEREAS, the owner was convicted and fined in Magistrates Court on the charge of violation of Section C26-174.0 of the Administrative Code; and

WHEREAS, the building was erected under approved plans in 1920 entirely within the bed of the proposed extension of Blair avenue; and

WHEREAS, the owner does not propose to enlarge the building as to its ground area.

Resolved, that the decision of the borough superintendent, dated August 12, 1948 on Alt. Applic. 405-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the existing building to be extended in height as proposed and as indicated on plans filed with this appeal marked "Received August 25, 1948," three sheets, *on condition* that in the event the city acquires the land for the extension of Blair avenue, this owner will make no claim other than for the value of the land itself and the value of the building before the proposed alteration as determined by the court; that the building shall be occupied by one family only as proposed and shall comply in all other respects with all laws, rules and regulations applicable thereto.

789-48-A

APPLICANT—MacFarlane Fire Prevention Corp., for Hardman, Peck and Co., owner.

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SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—524-550 West 52nd street, south side, 225 ft. east of 11th avenue and 531 West 51st street (3, 4, 5 and 6th floors, Building No. 2); (Block 1080, Lots 16, 45, 51, 53, 54 and 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (789-48-A)

WHEREAS, MacFarlane Fire Prevention Corp., for Hardman, Peck and Co., owner, filed August 13, 1948, an appeal from an order and decision of the fire commissioner, affecting premises 524-550 West 52nd street, south side, 225 ft. east of 11th avenue and 531 West 51st street, (3d, 4th, 5th and 6th floors, Building No. 2), (Block 1080, Lots 16, 45, 51, 53, 54 and 55), Borough of Manhattan; and

WHEREAS, Order #47723 LF issued by the Fire Commissioner April 27, 1948 and repeated in his decision dated August 5, 1948, reads:

"6. Replace missing iron shutters on west wall of building #2 within 50' above roof of building #3 and on east wall of building #2 within 50' above roof of building #7, also on rear wall of building #1 within 50' above roof of building #8, OR, provide other approved protection. Section 491a2-2.0 Adm. Code."

and
WHEREAS, the decision of the fire commissioner dated August 5, 1948 reads:

"In reply to yours of July 16, 1948, reinspection has been made of item 6 of Order 47723 LF, and said item is modified to read as follows:

'Replace missing iron shutters on west wall of building #2 within 50' above roof of building #3.'

and
WHEREAS, the applicant states the building is six stories, 77 ft. 5 in. by 50 ft. in area, Class 3 construction, erected on a lot 275 ft. by 200 ft. 10 in. in area, located in an unrestricted use, B area, Class 1½ height district; used and occupied: Cellar, packing pianos, 3 persons; 1st floor, receiving and shipping, 18 persons; 2nd floor, Case shop, 7 persons; 3d floor, rubbing, 12 persons; 4th floor, displays, 7 persons; 5th floor, finishing, 10 persons; 6th floor, office—experimental shop, 18 persons; that the building is equipped with a two-source sprinkler system throughout, an approved standpipe system and an approved interior fire alarm system; and

WHEREAS, the applicant contends that the buildings are part of a group occupied by Hardman, Peck & Co. for the manufacture of pianos since 1911; that the entire premises are equipped with a standpipe system, a two-source sprinkler system with 10,000 gallon gravity tank and 7500 gallon pressure tank with central office waterflow alarm and there are sprinkler heads in front of each window to which this order refers, approximately 4 ft. from same which will provide a curtain of water at any opening in case of fire; that the order was issued because the openings between Buildings 2 and 3 are equipped with double fire doors, which makes the Fire Department consider them as two separate buildings; that in view of the protection of the standpipe system, the sprinkler system and the fact there are sprinkler heads in front of each window involved, it is requested that these heads be accepted as other approved protection in compliance with the order.

Resolved, that the decision of the fire commissioner as to order 47723-LF, Item 6, dated August 5, 1948, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the windows on the west wall of

building #2 all above and behind building #3 shall have sprinkler heads so located that there is a sprinkler head within approximately 4 ft. of each of such exposure windows as indicated on plans filed with this appeal marked "Received August 13, 1948," five sheets; that the standpipe system, two source sprinkler system and fire alarm system shall be maintained to the satisfaction of the fire commissioner; that the building shall comply in all other respects with all laws, rules and regulations applicable thereto.

856-48-A

APPLICANT—Henry Z. Harrison, for 39 West 52nd Street Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39 West 52nd street, north side, 354 ft. east of Avenue of the Americas (6th avenue); (4th floor); (Block 1268, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Z. Harrison and A. Rosner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (856-48-A)

WHEREAS, Henry Z. Harrison, for 39 West 52nd Street Corporation, owner, filed September 28, 1948 an appeal from a decision of the borough superintendent, affecting premises 39 West 52nd street, north side, 354 ft. east of Avenue of the Americas (6th avenue); (Block 1268, Lot 15), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated September 27, 1948 on amendment to Alt. 1065-48 reads:

"1. Obj. 1 Repeat—Records show private dwelling—change of use from private dwelling to commercial structure over 50' in height and over 4 stories require structure to be fireproof. Sect. 4.2.1 Code."

and

WHEREAS, objection 4 issued by the borough superintendent September 27, 1948 on the same amendment reads:

"2. Obj. 4—Repeat as to exits—(stair to lead to roof)."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 54 ft. in height, 22 ft. by 100 ft. 5 in. in area at 1st floor, 22 ft. by 60 ft. in area at typical floor, of class 3 construction, erected in 1889, located in a retail use district, and used and occupied since 1926 without a C.O. as follows: cellar—storage and boiler room; basement—offices—2 persons; 1st floor—offices—3 persons; 2nd and 3rd floors—artists' studios—two persons each floor; 4th floor—artists' studios—now vacant; proposed to be used and occupied: cellar—same; basement—restaurant—95 persons; 1st floor—show room and offices—6 persons; 2nd, 3rd and 4th floors—artists' studios—2 persons per floor; that the building is provided with one interior 3 ft. 4 in. wide wood stairs, enclosed in fire-retarded partitions, equipped with fireproof self-closing doors, and leading to roof bulkhead and direct to street, and one fire escape at rear leading to roof by stair and to yard by ladder with egress through adjoining yard to street, permission for which has been obtained; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that plans were approved to alter the building for the proposed use except that the 4th floor was not approved since the building was erected as a dwelling and used as such until about 1926 when its use was changed to offices and artists' studios; that the base-

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ment will be occupied as a restaurant with exits front and rear and through the cellar to the street; that the 1st floor will be occupied as a showroom and offices and the 2nd, 3rd and 4th floors as artists' studios; that the building was indicated in the records of the Department about 1889 as a residence but no other department records are available; that affidavits have been filed by residents in the vicinity to the effect that the building was used as described at present; that records of the Consolidated Edison Co. indicate that the owners were billed under the classification of a commercial building; and

WHEREAS, the applicant requests permission be granted to use the 4th floor as heretofore as artists' studios; that there will be no manufacturing in the building and no hazardous materials kept on the premises; that adjoining buildings are of the same height and egress can be had from the roof of the building in question to adjoining roofs; that the extension roof is newly fire-retarded; and

WHEREAS, as to objection 4, it appears from examination of the records of the borough superintendent that the Department in permitting the use of the four stories for business use required that the stairway to the roof be sealed off and upon the filing of amendment requesting permission to use the top floor gave the objection that the stairs should be extended to the roof; it is for this reason that objection 4 is not being appealed as the stairway does actually run to the roof.

Resolved, that the decision of the borough superintendent dated September 27, 1948 on amendment to Alt. 1065-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building throughout and the proposed occupancy of the fourth floor shall be as proposed and as indicated on plans filed with this appeal marked "Received September 28, 1948," two sheets; that the stairway from the third to the fourth floors and thence to the roof and the fire escape at the rear shall be extended as proposed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

876-48-A

APPLICANT—Charles M. Spindler, for Stanley S. Kilburn, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street (Block 6271, Lot 21), Bayside, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Corporal Kennedy street).

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (876-48-A)

WHEREAS, Charles M. Spindler, for Stanley S. Kilburn, owner, filed September 28, 1948, an application, pursuant to Section 35 of the General City Law, to permit the alteration of an existing building projecting into the bed of a mapped street (Corporal Kennedy street), affecting premises 209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street and 209th street, 43-28 to 43-34 Corporal Kennedy street and 43-27 to 43-33 209th street, (Block 6271, Lot 21), Bayside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1948, acting on Alt. Applic. 1088-48, reads:

"1. Proposed alteration to existing Bldg. now projecting into the bed of a mapped street is contrary to Art. 3, Section 35, General City Law."

and

WHEREAS, the applicant states the building is one story, 14 ft. in height, 157 ft. by 79 ft. (irregular) in area, of Class 1 and Class 4 construction, erected in 1932 on a lot 200 by 90.26 ft. in area, located in a business use, D area, Class 1 height district; used and occupied since 1946: Cellar, storage; 1st floor, auto showrooms and outdoor sale and display of 5 cars, 10 persons; proposed to be used and occupied: Cellar, storage; 1st floor, auto showroom, motor vehicle repair shop and outdoor sales and display of more than 5 cars, 20 persons as permitted by the Board under Cal. 398-45-BZ; and

WHEREAS, the applicant contends it is proposed to construct a motor vehicle repair shop and to make minor alterations and erect new partitions and show window; that the existing building was erected in 1932 and used as a store; that when the building was erected it was erected to the present building line of Corporal Kennedy Street on which street there is a proposed five foot widening; that the Topographical Bureau informed the applicant that the proposed widening has been on the map since 1923; that the City has not acquired title to the property nor is any proceeding pending for such acquisition; that it was not the practice in Queens prior to 1938 to have the Topographical Bureau certify as to street lines or the building lines, thus the building was approved without knowledge of the proposed widening; that the new extension will not project into the widening nor will any structural alterations be made within this area.

Resolved, that the decision of the borough superintendent on Alt. Applic. 1088-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the continuance of that portion of the existing building approved as a store and later used as a restaurant and now used as an automobile showroom in so far as it now extends into the bed of Corporal Kennedy street, as indicated on plans filed with this appeal marked "Received September 28, 1948," four sheets, *on condition* that this portion of the building shall not be increased in height or area; that the extension at the rear as proposed and as permitted by the Board under Cal. 398-45-BZ shall not extend into the bed of Corporal Kennedy street but shall comply with the resolution adopted thereunder; that in the event the city acquires the land for the extension of Corporal Kennedy street, the court shall determine as to the award for the land to be so taken and the cost of the existing building thereon.

892-48-A

APPLICANT—William O. Staber, for Welsh Bros. Contracting Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-02 Hunter street, northwest corner of 43rd avenue (2nd floor); (Block 434, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: William O. Staber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (892-48-A)

WHEREAS, William O. Staber for Welsh Brothers Contracting Co., owner, filed October 8, 1948 an appeal from a decision of the borough superintendent, affecting premises

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43-02 Hunter street, northwest corner of 43rd avenue (Block 434, Lot 13), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 28, 1948 on N.B. 3130-47 reads:

"1. Access panels are contrary to Sec. 8.8.7 of B. C." and

WHEREAS, Violation 1877 was issued April 21, 1948 for constructing fire department access panels in second story not of size indicated in building code; and

WHEREAS, amendment was filed requesting acceptance of 38 in. by 38 in. or a total of 1444 sq. in. single panel sash, pivoted, and that Violation 1877-48 be dismissed; and

WHEREAS, the applicant states that the building is 2 stories, 28 ft. in height, 89.76 ft. by 75 ft. in area, of Class 3 construction, erected in 1948, located in an unrestricted use B area, Class 1½ height district, and used and occupied since 1948 as a factory, for which no C.O. has as yet been issued; that the building is provided with two 3 ft. 8 in. steel and concrete stairs enclosed in 8 in. concrete block, equipped with one hour test kalamein self-closing doors, and leading to roof bulkhead and direct to street; and

WHEREAS, the applicant contends that due to an oversight all sash of the 2nd floor in the glass block panels was indicated to be 40 in. by 40 in. steel sash and no provision was made for fire department access panels as required by section C26-550.1 of the Administrative Code and plans were approved by the Department and the walls and sash erected according to approved plans; that this discrepancy was not discovered until the walls and sash were installed and the roof beams in place when the inspector issued a violation; that an amendment was filed requesting acceptance of the sash as installed and denied on September 28, 1948; that the sash as installed consists of standard channel frame with single sash, hinged to swing in and glazed with double thick plain glass; that the net opening area is 1444 sq. in. and the required area is 1536 sq. in. leaving a deficiency of only 92 sq. in. in area; that every effort has been made to obtain the required size frame and sash from stock; however, there is no sash manufacturer to the applicant's knowledge making this size as a stock item; that in view of the fact that the sash is now installed and is in substantial compliance with the requirements and was shown on the original approved plans, it is requested that the Board permit the sash as installed to be accepted for access panels.

Resolved, that the decision of the borough superintendent dated September 28, 1948 on N.B. Applic. 3130-47, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the panels installed as proposed and as indicated on plans filed with this appeal marked "Received October 8, 1948," four sheets, shall comply in all other respects except as to size with the requirements of section C26-550.1 of the building code.

896-48-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—269-24 80th avenue, south side, 66.51 ft. west of Langdale street and 270-02 80th avenue, southwest corner of Langdale street (Block 8725, Lots 11 and 13), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Kiepler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (896-48-A)

WHEREAS, Stanley H. Klein, for Garden Acres, Inc., owner, filed October 7, 1948, an appeal from decisions of the borough superintendent, affecting premises 270-02 and 269-24 80th avenue, southwest corner of Langdale street (Block 8725, Lots 11 and 13), Bellerose, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated September 23, 1948 on N.B. Applications 5496 and 5497-48, read:

"1. The erection of a frame building in the fire limits is contrary to sec. 4.1.2 Building Code.

2. The use of 2" lumber in the fire limits is contrary to sec. 7.1.4 (7) Building Code." and

WHEREAS, the applicant states that the premises consist of a lot 66.51 ft. by 101.88 ft. and a lot 55 ft. by 100 ft. in area, located in a local retail use D area Class 1 height district, upon which it is proposed to erect 1½ story frame one family dwellings 23 ft. 6 in. in height, each 37 ft. 2 in. by 25 ft. 10 in. in area; and

WHEREAS, the applicant contends that the buildings will be brick veneered on the exterior of the 1st floor and the exterior gable walls will be surfaced with asbestos shingles, roofs will be covered by Underwriters C classification 210 lbs. asphalt shingles; that the buildings will be completely detached on plots in excess of 5000 sq. ft. and located more than 5 ft. from the nearest lot line; that these buildings will be part of a group of similar dwellings; that the area consists of open fields with unpaved streets and the nearest homes are in Nassau County except those erected by the developer of this area; and

WHEREAS, the buildings located on Lots 5, 7 and 9 adjoining the premises in question on the west were the subject of a variance granted by the Board under Cal. 306-48-A.

Resolved, that the decisions of the borough superintendent, dated September 23, 1948 as to N.B. Applications 5496 and 5497-48, Objections 1 and 2, be and hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall be erected substantially as proposed and as indicated on plans filed with this appeal marked "Received October 7, 1948," three sheets, and in all other respects shall comply with the requirements for similar buildings when erected outside the fire limits and shall also comply as to size with the requirements of a D area district; that each building shall be restricted to the occupancy of one family.

914-48-A

APPLICANT—William J. Boegel, for St. Elizabeth's R.C. Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—269-271 Wadsworth avenue, east side, 100 ft. south of West 187th street and 608-614 West 187th street (2nd to 5th floors); (Block 2166, Lots 66, 67 and 70), Borough of Manhattan.

APPEARANCES—

For Applicant: William F. Ellis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (914-48-A)

WHEREAS, William J. Boegel, for St. Elizabeth's Roman Catholic Church, owner, filed October 8, 1948 an appeal from a decision of the borough superintendent, affecting premises 269-271 Wadsworth avenue, east side, 100 ft.

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south of West 187th street and 608-614 West 187th street (2nd to 5th floors); (Block 2166, Lots 66, 67 and 70), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1948 on N.B. 67-48, reads:

"9. All windows within 30 ft. from any opening in any structure should be $\frac{3}{4}$ hr. f.p.s.c. Sec. 10.7.1 B.C." and

WHEREAS, amendment filed October 1, 1948 to N.B. 67-48 in answer to objection 9 proposed substituting architectural projected steel windows with double strength glass in lieu of approved type $\frac{3}{4}$ hour rating fireproof, self-closing sash with wire glass as required by section 10.7.1 B.C. for the following openings: second floor openings 205 and 206 in classroom 202, openings 208 and 209 in classroom 204; 3rd floor openings 305 and 306 in reading room 302, openings 308 and 309 in classroom 304; 4th floor openings 406, 407, 408, 409, 410, 415, 416, 417 and 427 in convent; 5th floor openings 506, 507, 508, 509, 510, 515, 516, 517 and 527 in convent; and

WHEREAS, the applicant states that the building will be 6 stories 73 ft. 6 in. in height, 50 ft. and 97 ft. by 123 ft. 7 in. and 56 ft. 6 in. irregular in area, of Class 1 construction, located in a residence use B area, Class $1\frac{1}{4}$ height district, to be used and occupied: basement—auditorium, toilets, boiler room and storage, 840 persons; 1st floor, classrooms, toilets and auditorium balcony, 165 persons; 2nd floor, classrooms and toilets, 280 persons; 3rd floor, classrooms and toilets, 280 persons; 4th floor, convent, 10 persons; 5th floor, convent, 11 persons, in accordance with a variance granted under Cal. 421-48-BZ; that the building will be equipped with an interior fire alarm system and regular monthly fire drills maintained; that there will be three 3 ft. 8 in. wide steel and terrazzo stairs enclosed in two hour partitions, equipped with $1\frac{1}{2}$ hour kalamein self-closing doors, and leading direct to street, two of which will be provided with roof bulkheads; and

WHEREAS, the applicant contends that classroom windows will be maintained closed when school is not in session; that none of the windows in question are directly opposite windows of adjoining buildings; that a 30 ft. arc projected from openings in adjoining buildings would require in some cases two different types of sash and glazing for windows in the same room; that the architectural projected type steel sash proposed allows much less direct free opening area than other type sash because of the protection of awning type ventilator and steel construction; that all sash throughout the building will be steel and except for the stairhall and property line windows could be non-fireproof; that on the two convent floors the installation of the fireproof windows would give an unpleasant appearance to the rooms used for residential purposes and section 10.7.1 does not apply to residence use; that except in stairhall #3 which will be equipped with a $\frac{3}{4}$ hour self-closing window, it is proposed that the sash affected by section 10.7.1 be not of the self-closing type but will be of construction similar to the steel sash and glazing used throughout the balance of the building.

Resolved, that the decision of the borough superintendent, dated April 22, 1948 as to N.B. 67-48, Objection 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 421-48-BZ; that the windows shall be maintained as proposed.

306-48-A

APPLICANT—Stanley H. Klein, for Garden Acres, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—269-12 to 269-20 80th avenue, southwest corner of 270th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Kiepler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (306-48-A)

WHEREAS, this appeal from decisions of the borough superintendent, affecting premises 269-12 to 269-20 80th avenue, southwest corner of 270th street and 80th avenue, south side, 40 ft. west of 270th street and 80 ft. east of 269th street (Block 8725, Lots 5, 7 and 9), Bellerose, Borough of Queens, was granted by the Board on May 11, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 11, 1948 by adding thereto:

"that the sizes of the proposed houses may be increased from 24 ft. 6 in. by 35 ft. 8 in., to 24 ft. 6 in. by 37 ft. 8 in. as proposed and as indicated on revised plans marked "Received October 7, 1948," three sheets, and as passed upon by the borough superintendent as to amendment to N. B. Applications 1635 to 1637-48, objection dated September 24, 1948, *on condition* that in all other respects, the requirements of the resolution as adopted by the Board on May 11, 1948 shall be complied with."

314-48-A

APPLICANT—John B. Mooney, for Addian Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—167 Chrystie street, west side, 164.5 ft. south of Rivington (1st and 2nd floors); (Block 425, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Mooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (314-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 167 Chrystie street, west side, 164.5 ft. south of Rivington street (1st and 2nd floors), (Block 425, Lot 31), Borough of Manhattan, was granted by the Board June 15, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 15, 1948 only in so far as it has reference to the clause in such resolution reading, "that permission shall be obtained for exit from the rear yard of these premises to the adjoining premises through which access to the street is available and consent for same

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filed with the borough superintendent;" so that as amended this clause shall read:

"that exit from the rear yard to the adjoining premises now used as a parking lot through which access to the Bowery is available, shall be maintained; and that written permission for use of such exit need not be filed so long as unobstructed passage is available; that the means of exit consisting of stair to street and rear fire escape shall be maintained in accordance with revised plan marked "received June 14, 1948," four sheets showing front fire escape formerly proposed as a second means of exit to be omitted in view of erection of rear fire escape."

851-48-A

APPLICANT—John B. Reschke, for Lloyd E. Dickens, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed. (No appearance).

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

389-47-A

APPLICANT—LeRoy A. Perry, for Audentes, Inc., owner.

SUBJECT—Application for consideration—reopening to consider additional floor for school use—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—553-557 Avenue of The Americas (6th) and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

880-48-A

APPLICANT—International Business Machines Corporation, for Broadway Savings Bank, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—250-252 West 23rd street, south side, 225 ft. east of 8th avenue (Block 772, Lots 72 and 73), Borough of Manhattan.

APPEARANCES—

For Applicant: W. Harry Johns, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to file a zoning application.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

870-39-A

APPLICANT—Frederick C. Genz, for Walt Whitman School, owner.

SUBJECT—Application reopened September 21, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 2 p.m. at the request of the Board for inspection.

797-48-A

APPLICANT—Lawrence J. Sheldon, for Bennat Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Malsin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 2 p.m. at the request of the Board for inspection.

837-48-A

APPLICANT—Irving Kirshenblit, for Anna Tuchman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—602-608 Cleveland street and 957 Blake avenue, northeast corner (Block 4048, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirshenblit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 2 p.m. for inspection and decision without further argument.

870-48-A

APPLICANT—James E. Casale, for John J. Reynolds, owner (Government of Ireland, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 2 p.m. at the request of the Board for inspection prior to the hearing; applicant to be notified.

871-48-A

APPLICANT—Saul Goldsmith, for Edith Weisman and Gloria Linn, owners (Pulmosan Safety Equipment Corp. Contractual Owner).

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith and I. Weissman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m. for further consideration after the Fire Department records have been obtained.

898-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner (Atlantic Zinc Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler and J. G. Roberts, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 9, 1948 at 2 p.m. for further consideration; applicant to file photographs of the proposed oven and detailed plans.

ZONING APPLICATIONS

1063-27-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21A, permitting in a residence use district, the demolition of old building and the erection and maintenance of a new gasoline service station.

PREMISES AFFECTED—133-44 150th street and 149-12 North Conduit avenue, northwest corner (Block 12116, Lots 1, 5, 53 and 56), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1063-27-BZ)

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 149-12 North Conduit boulevard and 133-44 150th street (Three Mile road), northwest corner (Block 2893, Lot 1A), Jamaica, Borough of Queens, was granted by the Board on March 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended July 19, 1932 and September 24, 1946; and

WHEREAS, plans were approved by the Board on July 22, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, time to complete the work and obtain permits was extended July 7, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 24, 1946,

only so far as it has reference to the number of tanks, so that as amended this portion of the resolution shall read:

"... that gasoline storage tanks shall not exceed eight 550 gallon tanks (Misc. App. 6621-48)."

804-41-BZ

APPLICANT—Nathaniel C. Saxe, for Beach 71st Street Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—149 Beach 71st street, west side, 437 ft. north of Boardwalk (Block 607, Lot 83), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (804-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 149 Beach 71st street, west side, 437 ft. north of Boardwalk (Block 607, Lot 83), Arverne, Borough of Queens, was granted by the Board on April 21, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on October 17, 1944 and October 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 21, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five (5) motor vehicles, on condition that other than as herein provided the resolution adopted October 17, 1944, shall be complied with and that a certificate of occupancy shall be obtained (Misc. Applic. 6022-41)."

MATERIAL SUBMITTED FOR APPROVAL.

1116-38-SM

APPLICANT—G. Brugnago, Inc., for S.A.F.F.A. (S. A. Fabbriche Fiammiferi ed Affini), owner

SUBJECT—Application for consideration—reopening and amendment of resolution—re Populit (or partitions and soundproofing); previously approved.

APPEARANCES—

For Applicant: Guiseppe Brugnago.

ACTION OF BOARD—Application reopened for amendment of resolution for test and report for permanent approval.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of November 16, 1948).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 46

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Build-
ing, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-
gineers, pertaining to the work of the board, will be seen
only between the hours of ten in the morning and one in
the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 9, 1948.

Cal. No. Dept. Premises Affected

944-48-A—H.B.M.—1041 Avenue of The Americas (6th), and 101-105 West 39th street, northwest corner (Block 815, Lot 62), Borough of Manhattan, Alt. 1655-48.

945-48-BZ—H.B.Q.—102-36 Jamaica avenue, south side, 264.89 ft. east of 102nd street (Block 9288, Lot 14), Richmond Hill, Borough of Queens, N.B. 5051-48.

946-48-BZ—H.B.Q.—53-16 to 53-24 Hollis Court boulevard, west side, 65.62 ft. south of 53rd avenue (Block 5667, Lot 29), Flushing, Borough of Queens, N.B. 1591-48.

947-48-BZ—H.B.Bx.—1033-1035 Webster avenue, west side, 100 ft. north of East 165th street also northwest corner of (Block 2425, Lots 20, 30 and part of Lot 37), Borough of The Bronx, Alt. 662-48.

948-48-BZ—H.B.B.—2156-2164 Tilden avenue, south side, 206 ft. 5½ in. east of Flatbush avenue (Block 5132, Lot 12), Borough of Brooklyn, N.B. 1501-48.

949-48-A—H.B.B.—2156-2164 Tilden avenue, south side, 206 ft. 5½ in. east of Flatbush avenue (Block 5132, Lot 12), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—East 22nd street), N.B. 1501-48.

950-48-A—F.D.—52-54 Willow street, west side, 25.6 ft. north of Orange street (Block 219, Lots 16 and 17), Borough of Brooklyn, 22618-LF and Decision.

951-48-A—F.D.—97 Columbia Heights, northeast corner of Orange street (Block 219, Lot 1), Borough of Brooklyn, 22618-LF and Decision.

952-48-A—F.D.—56 Willow street, northwest corner of Orange street (Block 219, Lot 18), Borough of Brooklyn, 22618-LF and Decision.

953-48-A—F.D.—91 Columbia Heights, east side, 75.9 ft. north of Orange street (Block 219, Lot 4), Borough of Brooklyn, 22618-LF and Decision.

954-48-A—F.D.—761 Park Place, north side, 90 ft. east of Rogers avenue (Block 1233, Lot 81), Borough of Brooklyn, 23537-LF.

955-48-SM—Gilbert Spruance Co., 60-667 Flame Resistant Holly Green Paint, manufactured by Gilbert Spruance Co., Material.

956-48-SM—Protectoseal Safety Can, Nos. 4610 (1 qt.); 4611 (2 qt.); 4612 (1 gal.); 4613 (2 gal.); 4614 (3 gal.); and 4615 (5 gal.), manufactured by Protectoseal Co., Material.

957-48-A—H.B.M.—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street

(2nd floor); (Block 1634, Lots 1, 2, 3 and 63-71 inclusive), Borough of Manhattan, Amendment to Alt. 675-48.

958-48-A—M. and A.—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street), Decision Nos. 32744 and 33515.

959-48-A—H.B.Q.—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard), N.B. 3847-48.

960-48-SM—Colony House Flame Retardant, manufactured by Baird and McGuire, Inc., Material.

961-48-BZ—H.B.B.—447-481 Euclid avenue, 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn, N.B. 1165-48.

952-48-SM—Vacuum Concrete Process (for reinforced concrete), manufactured by Vacuum Concrete, Inc., Material.

963-48-A—F.D.—453-455 Baltic street, north side, 75 ft. east of Bond street (Block 399, Lot 62), Borough of Brooklyn, 15614-LC and Decision.

964-48-SM—Gold Bond Macoustic Acoustical Plaster, manufactured by The National Gypsum Co., Material.

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1036-46-A—H.B.M.—666-680 1st avenue, east side, from East 38th to East 39th street, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lots 1 and 16), Borough of Manhattan, Alt. 418-46.

1000-47-A—H.B.B.—8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn, Alt. 4110-48.

827-46-A—H.B.Q.—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets (Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens, M-8109-47.

736-45-BZ—H.B.M.—3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan, N.B. 241-45.

297-48-BZ—H.B.B.—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn, N.B. 1602-48.

322-48-A—H.B.B.—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn, N.B. 1602-48.

CALENDAR

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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

395-48-BZ—Application, April 29, 1948, under sections 7a and 21 of the zoning resolution, of Cafiero and Lacerenza, applicants, on behalf of Sarah Cohen, owner, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted; premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

548-48-BZ—Application, June 3, 1948, under sections 7e, 7f, 7i and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Grand Holding Corp., owner, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted; premises 577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

549-48-A—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

787-19-BZ—Application of Kitzler and Nurick, applicants, on behalf of 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee), reopened June 29, 1948, under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop); premises 343 to 361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265 to 273 5th street (Block 984, Lot 1), Borough of Brooklyn.

1460-23-BZ—Application of Reginald S. Hardy, applicant, on behalf of Coney Realty Corp., owner, reopened

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 16, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 16, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

550-48-BZ—Application, July 2, 1948, under section 7e of the zoning resolution, of Simeon Heller, applicant, on behalf of Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee), to permit in the business use district portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles; premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

551-48-A—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

CALENDAR

June 29, 1948, under sections 7a and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot to be used as a salesroom for the sale and display of motor vehicles (previously denied by the Board); premises 1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

92-37-BZ—Application of George H. Colin, applicant, on behalf of Crew Levick Corp., owner, reopened September 21, 1948, under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and the extension of existing area for parking and storage of more than five motor vehicles (previously granted by the Board); premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

812-41-BZ—Application of Kitzler and Nurick, applicants, on behalf of C. J. Neumann Realty Corp., owner (Ace Motors, Inc., lessee), reopened July 13, 1948, under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline station, office, greasing locker rooms and storage of packaged materials, to gasoline service station, office, greasing, auto laundry, motor vehicle repair shop, show-room and storage of packaged materials (auto accessories); (previously granted the reconstruction and extension of existing gasoline service station) and with show windows beyond the permitted distance; premises 1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn.

546-48-BZ—Application, May 27, 1948, under sections 7c and 21 of the zoning resolution, of L. E. Driver, applicant, on behalf of New York Dock Co., owner, to permit in a business and unrestricted use district, the change in occupancy from warehouse to storage of more than five motor vehicles and warehouse on first floor; premises 172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

547-48-A—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (1st floor); (Building No. 39); (Block 199, part of Lot 3), Borough of Brooklyn.

739-48-BZ—Application, July 30, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

740-48-BZ—Application, July 30, 1948, under section 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Marbob Realty Corp., owner, to

permit in a business use, C area district, the erection and maintenance of a business building (store) using more than the area permitted; premises 4406—13th avenue, west side, 40 ft. 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn.

842-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of James E. McKillop, applicant, on behalf of Mae Bertles, owner, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling; premises 198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 16, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 16, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

352-48-A—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

901-48-A—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Maurice avenue).

509-48-A—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

750-48-A—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

908-48-A—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn.

756-48-A—319 East 26th street, north side, 275 ft. east of 2nd avenue (Block 932, Lot 13), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to ex-

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isting motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubricatorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazso Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard

and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

514-27-BZ—Application of Herman E. Horwood, applicant, on behalf of Michael and Joseph Abruzese, owners, reopened September 21, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the additional use of motor vehicle repair shop to existing storage garage for more than five motor vehicles (previously granted by the Board); premises 4550 White Plains Road (avenue) east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx.

907-48-A—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (1st floor); (Block 5084, Lot 30), Borough of The Bronx.

384-48-BZ—Application April 28, 1948, under sections 7c, 7i and 21 of the zoning resolution of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction of existing gasoline service station to include lubricatorium, car washing and retail sales and motor vehicle repair shop; premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubricatorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

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894-48-BZ—Application, October 18, 1948, under section 21-C of the zoning resolution, of William M. Dowling, applicant, on behalf of United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot; premises Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

422-47-SA—The Liquiflow CO² Receiver for use of Liquid CO² instead of Solid Carbon Dioxide (Dry Ice); (reopened June 22, 1948).

829-48-SA—Nu-Way Oil Burner, Models A-2; A-4; XL-2; XL-6 XL-12; XL-20 XS-2; XS-4 and XLO, XLO to be marketed as Afco Oil Burner; Bard Oil Burner; Certified Oil Burner; Fire Power-O-Matic Oil Burner; Hall-Neal Victor Oil Burner; J & C Oil Burner & Power Oil Burner; Leeson Oil Burner; McDonal Oil Burner; Meyer Furnace Co. Oil Burner; Round Oak Co. Oil Burner; Rudy Oil Burner; Shepard Oil Burner; Silver Seal Oil Burner; Thatcher Oil Burner; Waterbury Oil Burner; Weil McLain Nu-Way Oil Burner and Model A2 and A4 to be marketed under the trade name of Fire Tender Oil Burner.

660-46-SM—Fireye System; Systems FF-1; FF-2; FF-3; FF-5 and FF-6 (reopened January 13, 1948).

40-48-SM—F. Schumacher and Co. Nylon Woven Fabrics (reopened October 13, 1948).

819-48-SM—Dunbrik Concrete Face Brick.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 23, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue).

887-48-A—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

864-48-A—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

858-48-A—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens

(under section 35, General City Law re bed of mapped street—proposed extension of Archer avenue).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

837-48-A—602-608 Cleveland street and 957 Blake avenue, northeast corner (Block 4048, Lot 1), Borough of Brooklyn.

870-48-A—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

164-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Joseph P. Clavin, owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment (previously granted by the Board) and proposed extension of business use in excess of that granted by the Board; premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

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165-46-A—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

717-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Rose Liebson and Harry Nudelman, owners, reopened October 5, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area (previously granted by the Board) to include lubratorium, auto laundry, motor vehicle repair shop, the parking of cars waiting to be serviced, sale of accessories and office; premises 104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens.

212-48-BZ—Application, March 10, 1948, under section 7i of the zoning resolution, of Harry Miceli, applicant and lessee, on behalf of Ruth Goldberg, owner, to permit in a business use district, a motor vehicle repair shop and the sale of used motor vehicles; premises 2573 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W (Block 7371, Lot 59), Borough of Brooklyn.

404-48-BZ—Application, May 4, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction, extension in area and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubratorium, auto laundry and motor vehicle repair shop; premises 8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn.

550-48-BZ—Application, June 3, 1948, under sections 7c and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of West 17th Street Garage, Inc., owner, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors; premises 214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

551-48-A—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

930-48-A—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

815-48-A—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

816-48-A—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DECEMBER 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

827-48-A—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

780-48-A—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 14), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5½ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of November 3, 1948.)

628-44-BZ

APPLICANT—Paladino Brothers Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from garage for more than five motor vehicles to storage for cosmetic bottles.

PREMISES AFFECTED—437-445 East 120th street, north side, 100 ft. west of Pleasant avenue (Block 1808, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Anthony M. De Rose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (628-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, for a term of two years, the change of occupancy from a garage for more than five motor vehicles to a factory for manufacturing of paper boxes, affecting premises 437-445 East 120th street, north side, 100 ft. west of Pleasant avenue (Block 1808, Lot 19), Borough of Manhattan, was denied by the Board on December 19, 1944; and

WHEREAS, this case was reopened by vote of the Board on January 23, 1945, and restored to the calendar subject to usual procedure, based on a new proposal, namely, the change of occupancy from a garage for more than five motor vehicles to a storage building for cosmetic bottles, and granted by the Board on February 20, 1945, on certain conditions; and

WHEREAS, the term of variance was extended October 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 20, 1945, only so far as it has reference to the term of the variance, so as *amended* this portion of the resolution shall read: .

"Granted under Section 7e for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended* the conditions of the resolution of February 20, 1945, shall be complied with; that a certificate of occupancy shall be obtained."

513-46-BZ

APPLICANT—J. G. L. Molloy, for Jack Seidler, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in use from fire house, to repairing and storage for vending machines.

PREMISES AFFECTED—166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (513-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in use from fire house to repairing and storage of vending machines, affecting premises 166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn, was granted by the Board, on October 22, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended March 9, 1948; and

WHEREAS, the applicant requested a further extension of time.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1946, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

512-47-BZ

APPLICANT—Lama and Proskauer, for Ruth and Mathews, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business and unrestricted use district, for a term of years, the parking and storage of more than five motor vehicles on the unbuilt upon portion of plot, in conjunction with existing automobile sales agency and service station.

PREMISES AFFECTED—26-54 Van Sinderen avenue and 1508-1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (512-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business and unrestricted use district the parking and storage of more than five (5) motor vehicles on the unbuilt on portion of plot in conjunction with existing automobile sales agency and service station, affecting premises 26 to 54 Van Sinderen avenue and 1508 to 1518 Herkimer street, southwest corner (Block 1575, Lots 18 and 22), Borough of Brooklyn, was granted by the Board October 7, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 7, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

291-25-BZ

APPLICANT—Lama and Proskauer, for Hollywood Garage Corp., owner (Mezey Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening as to additional use—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit partly in a business use and partly in a residence use district, the use of a building for repair and servicing of new and used cars and the storage of more than five motor vehicles (previously granted by the Board re enlargement of garage for the storage of more than five motor vehicles).

PREMISES AFFECTED—238 East 64th street and 1207-1209 2nd avenue, southwest corner (Block 1418, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

33-48-BZ

APPLICANT—H. Herbert Lillien, for 915 Sherman Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of garage use—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed construction of a storage garage for more than five motor vehicles (previously acted upon by the Board).

PREMISES AFFECTED—927-931 Sherman avenue, southwest corner of East 163rd street (Block 2454, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: H. Herbert Lillien.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 5:00 p.m.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 9, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 3, 1948, were approved as printed in Bulletin of November 9, 1948, Vol. 33, No. 45.

ZONING APPLICATIONS

788-28-BZ

APPLICANT—Jacob Lubroth, owner.

SUBJECT—Application reopened September 28, 1948—re application (decision of the borough superintendent) for consideration as to amendment of resolution to include parking and storage of more than five motor vehicles (previously granted on condition under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station).

PREMISES AFFECTED—925-933 Liberty avenue, northwest corner of Crystal street (Block 4156, Lot 45), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Jacob Lubroth.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over; date to be set, subject to usual procedure.

368-48-BZ

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.
For Opposition: Allyn E. Burley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. at request of applicant to file revised plan.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and J. R. Smyth, Jr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. at request of the Board, for submission of plans as to planting to Park Department for its suggestions.

548-48-BZ

APPLICANT—Samuel Rosenblum, for Grand Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and H. Rosenfield.
For Opposition: Abram Shleifstein and Maurice Widman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for applicant to file revised plan. The premises and surrounding area were inspected by a committee of the Board.

567-48-BZ

APPLICANT—Raymond Irrera and Vincent D. Luongo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop.

PREMISES AFFECTED—6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent D. Luongo and Mrs. A. Powell.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection by committee and further consideration by Board after inspection.

693-48-BZ

APPLICANT—Burke, Morrison and Green, for Victor Sinkkanen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John A. Fitzsimons and Victor Sinkkanen.
For Opposition: Julius Auserehl, Murray Seeman, Andrew Beucher, Thomas J. McNamee, Anna Hess, Mamie Rini, T. S. Cuthill, Jean C. Beucher and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision without further argument.

698-48-BZ

APPLICANT—Lama and Proskauer, for Aaron Gold Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Max Silverstein and Ernest Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision without further argument; applicant to file corrected plan.

727-48-BZ

APPLICANT—Lama and Proskauer, for 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking department, silk screen process, papier mache department, shipping and receiving in conjunction with manufacture of advertising displays.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Leo Fidler and Abraham Sherman.
For Opposition: Adeline F. Blankley, Mrs. R. Kuhlmann and Valeria E. Pogue.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision without further argument.

822-48-BZ

APPLICANT—Howard H. Snyder, for Bing and Bing, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection.

PREMISES AFFECTED—152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.
For Opposition: Henry Forster.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for further consideration; applicant to file revised plans.

851-48-BZ

APPLICANT—Karl Propper, for Oncrest Realities, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper.
For Opposition: Max Silverstein, Alfred Ekelman, Michael Goldberg, Richard A. Abramson, Samuel Brenner, Sarah Klein and Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision by the Board; applicant to file revised plans.

833-27-BZ

APPLICANT—Gustave Goldman, for The Jewish Center of Kings Highway, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback.

PREMISES AFFECTED—1202-1218 Avenue P, southeast corner of East 12th street (Block 6775, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reuben Barshay and Gustave Goldman.
For Opposition: R. T. Sadler and Vincent Marcellino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

THE RESOLUTION (833-27-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an "E" area and residence use district the erection and maintenance of a building set back less than 10 feet from the street line and occupying more than 50 per cent of the area of the lot and also provided with a yard of less area than required by the zoning resolution, affecting premises 1202-1218 avenue P and 1611 East 12th street, Borough of Brooklyn, was granted by the Board on January 31, 1928, on certain conditions; and

WHEREAS, the Board finds that in 1929, the Department of Buildings permitted the omission of the gymnasium and installation of a kitchen, without referring matter back to the Board; and

WHEREAS, the applicant requested reopening of this application and consideration under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback, affecting premises 1208-1218 Avenue P, southeast corner of East 12th street, (Block 6775, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened on January 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 19, 1948, after due notice by publication in the Bulletin, and laid over to November 9, 1948, for inspection by a committee of the Board and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue P and the site are in a residence use, E area and Class 1¼ height district; East 12th street is in a residence use, E and C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1948, as to Alt. Applic. 614-47, reads:

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3. Provide 10'-0" setback from bldg. lines as per sect. 15, Art. IV Zone Resolution.

4. Area of bldg. on 2nd story excessive for 'E' area district and is therefore contrary to sect. 15, par. C, Art. IV Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 160 ft. front by 100 ft. in depth on which are located two buildings used as synagogues; that the synagogue located at southeast corner of Avenue P and East 12th street is to have an additional story constructed; that it is proposed to construct an extra story to existing building to be used as gymnasium and classrooms and to construct a mezzanine to be used as lockerrooms with toilet facilities, 38 and 36 ft. 9 in. in height of Class 3 construction; and

WHEREAS, the applicant contends that the use and area district remains unchanged; that the two buildings are and will at all times be in accordance with the resolution, used conjunctively with each other to conduct the activities of the religious and educational corporation owning and operating them, and it is so indicated by the letter of authorization from the owner corporation filed herewith; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21, extension of area requirements of the zoning resolution and is therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

949-47-BZ

APPLICANT—Lama and Proskauer, for Nat Margolis, owner (Pennsylvania Box Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases, for a term of three years.

PREMISES AFFECTED—24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lot 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (949-47-BZ)

WHEREAS, Lama and Proskauer, for Nat Margolis, owner, Pennsylvania Box Co., lessee, filed October 3, 1947, an application under section 7c of the zoning resolution, to permit in residence and business use districts, the storage of lumber in yard in conjunction with existing manufacture of beverage and packing cases for a term of three (3) years, affecting premises 24-30 Stone avenue and 368-386 Sumpter street, southwest corner (Block 1528, Lots 33 and 38), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, June 2, 1948, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to November 9, 1948, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Stone avenue is in a business use, C area and Class 1 height district; Sumpter street and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 9, 1947, as to Alt. Applic. 3026-47, reads:

"1. Proposed lumber yard within a residential use district is contrary to Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 78 ft. front by 190 ft. in depth (irregular), on which is located a one-story (13 ft.) structure, 73 ft. front by 100 ft. in depth, of Class 3 construction, presently used for the manufacture of wooden beverage and packing cases and office; that it is proposed to use the open area of plot for the storage of lumber used in conjunction with the manufacture of wooden beverage cases and packing cases; that no lumber is to be sold to the public; that it is proposed to maintain a 10 ft. high woven wire fence where there are no walls; and

WHEREAS, the applicant contends that in Block 1528, Lots 42, 43 and 44 are improved with a public garage; Lot 49 is an open air parking and storage lot; Block 1529, Lots 1 and 6 are public garages; Block 1523, Lots 1 and 2 is a gasoline service station; and

WHEREAS, at the rear of the premises on lot 49 the Board under Cal. 333-41-BZ permitted the use of the lot for parking and storage with one story garages across the entire width along the rear line; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, *on condition* that no lumber, cases, or other materials shall be stored in the open but may be stored within the building proposed to be erected for a width of 54 feet and a depth of 100 ft., one story in height, as proposed and indicated on revised plans, marked "Received November 5, 1948" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no sign shall be erected on the proposed extension except a sign at the entrance indicating the occupancy and use of the premises; that the balance of the plot where left unbuilt upon, shall be unused and shall have a substantial woven wire fence on the rear and side lot lines as well as on the front lot line where walls of adjoining buildings do not occur; that such fence shall be of the anchor post type not less than 5 ft. 6 in. in height with no opening except a gate not over 3 ft. 8 in. in width from Sumpter street; that any opening between the one-story extension and the corner building shall be protected as required by the Building Code; that any skylights in the proposed building shall be not nearer than 10 feet to the rear lot line; that there shall be no openings constructed on the rear wall or on the wall to the east on the lot line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

194-48-BZ

APPLICANT—George P. Lane, for Wessam Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D' area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

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PREMISES AFFECTED—3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane, Wesley Roche and Wesley C. Roche.

For Opposition: George A. Weiler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (194-48-BZ)

WHEREAS, George P. Lane, for Wessam Builders, Inc., owner, filed March 8, 1948, an application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the erection and maintenance of a building to be used as stores, using more than the area permitted, affecting premises 3504-3514 Nostrand avenue, northwest corner of Avenue V (Block 7362, Lots 33 and 38), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 13, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, then to November 9, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, D area and Class I height district; Avenue V and the site are in residence and business use, D area and Class I height districts; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, as to N.B. Applic. 6/48, reads:

"1. Area of Bldg. exceeds permissible area under sect. 14 para. c Art. IV.

2. Business & Residential portion to be separated by solid fence or by wall without openings."

and WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 110 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 100 ft. in depth, one story 13 ft. 4 in. in height of Class 3 construction to house stores and supermarket; and

WHEREAS, the applicant contends that the store facilities presently available in the vicinity of the project (low cost multiple dwellings) will be totally inadequate to serve the needs of its tenants and other residents of the area; that this is particularly true of stores which sell food; that supermarkets, whose prices are lowest will most adequately fill the need for such stores; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to increase in area and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and it hereby is *denied*.

195-48-BZ

APPLICANT—George P. Lane, for Wessam Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and public market using more than the area permitted.

PREMISES AFFECTED—3684-3694 Nostrand avenue, northwest corner of Avenue X (Block 7405-K, Lots 937 and 942), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane, Wesley Roche and Wesley C. Roche.

For Opposition: Robert A. Loberfeld and Benjamin Frumovitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (195-48-BZ)

WHEREAS, George P. Lane, for Wessam Builders, Inc., owner, filed March 8, 1948, an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores and public market, using more than the permitted area, affecting premises 3684-3694 Nostrand avenue, northwest corner of Avenue X, (Block 7405-K, Lots 937 and 942), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue, Avenue X and the site are in a business use, D area and Class I height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, as to N.B. Applic. 8/48, reads:

"1. Area of bldg. exceeds permissible area under sect. 14 par. C, Art IV of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 110 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 100 ft. in depth (irregular), one story 13 ft. 4 in. in height, of Class 3 construction, to be used as stores and supermarket; and

WHEREAS, the applicant contends that the area in which the houses (known as the Sheepshead Bay Project) are to be erected and to which the Authority took title on February 25, 1948, is bounded by Nostrand avenue, Avenue V, Batchelder street and Avenue X; that this project is designed primarily to meet the housing needs of veterans in the low income group; that the store facilities presently available in the vicinity will be totally inadequate to serve the various needs of its tenants and other residents of the area; that this is particularly true of food stores, which will have to be provided in number; that supermarkets whose food prices are cheapest will most adequately fill the need for such stores; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and it hereby is *denied*.

196-48-BZ

APPLICANT—George P. Lane, for Wessam Builders, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a building

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to be used as stores and supermarket, using more than the area permitted.

PREMISES AFFECTED—3612-3622 Nostrand avenue, southwest corner of Avenue W (Block 7405, Lots 906 and 907), Borough of Brooklyn.

APPEARANCES—

For Applicant: George P. Lane, Wesley Roche and Wesley C. Roche.

For Opposition: Harry Nathanson and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (196-48-BZ)

WHEREAS, George P. Lane, for Wessam Builders, Inc., owner, filed March 8, 1948, an application under section 21 of the zoning resolution, to permit in residence and business use, D area districts, the erection and maintenance of a building to be used as stores and supermarket, using more than the area permitted, affecting premises 3612-3622 Nostrand avenue, southwest corner of Avenue W, (Block 7405, Lots 906, 907), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, D area and Class 1 height district; Avenue W and the site are in residence and business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, as to N.B. Applic. 7-48, reads:

"1. Area of Bldg. exceeds permissible area under sect. 14, par. C, Art. IV of Zone Resolution.

2. Business & Residential portion of lot to be separated by solid fence or by solid wall without openings."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 110 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 100 ft. in depth (irregular), one story 13 ft., 4 in. in height, of Class 3 construction, to be used as stores and supermarket; and

WHEREAS, the applicant contends that the store facilities presently available in the vicinity will be totally inadequate to service the needs of this project and other residents of the area; that this is particularly true of stores which sell food; that supermarkets, whose food prices are cheapest will most adequately fill such a need; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

564-48-BZ

APPLICANT—Lama and Proskauer, for American Oil Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and reconstruction to existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—1-11 Stone avenue, 405-415 Sumpter street, northeast corner and 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (564-48-BZ)

WHEREAS, Lama and Proskauer, for American Oil Corporation, owner, filed June 11, 1948 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and reconstruction of an existing gasoline service station to include lubritorium, auto laundry, sale of accessories, motor vehicle repair shop and office, affecting premises 1-11 Stone avenue, 405-415 Sumpter street, northeast corner and 1806-1824 Broadway (Block 1523, Lots 1, 2, 3, 4, 9 and 10), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 19, 1948, after due notice by publication in the Bulletin, and laid over to November 9, 1948, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Sumpter street is in residence and business use, C area, Class 1 height districts; Broadway, Stone avenue and the site are in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 9, 1948 as to N.B. Applic. 433-48 reads:

"Proposed increase in area of existing gasoline service station and reconstruction of existing structures for gasoline service station, lubritorium, minor repairs, auto laundry, office and sales of auto accessories is contrary to Art. 11, Sec. 4(a) subdivisions 29 and 46 of the Zoning Resolution in a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot 129 ft. 9½ in. on Stone avenue, 128 ft. 2 in. on Sumpter street and 182 ft. 5¼ in. on Broadway, on which is located a gasoline service station, consisting of four 550 gallon gasoline tanks, four dispensing pumps, a lubrication lift, and a one story office; that there is also a three story frame dwelling and store and additional one story stores; that it is proposed to demolish the existing station, three story frame dwelling and store and several of the one story stores and erect a modern gasoline service station, with eight 550 gallon gasoline tanks, 8 approved dispensing pumps and a building 58 ft. front by 28 ft. and 32 ft. in depth, one story, 14 ft. in height, of Class 3 construction, to be used as an office, lubritorium, auto laundry, motor vehicle repairs and boiler room; that the existing two stores at the corner of Broadway and Sumpter street are to remain; and

WHEREAS, the applicant contends that the present buildings to be removed are in very poor condition; that the dwellings are uninhabited and unfit; that the removal of these old buildings will improve the community; that inasmuch as this gasoline service station has been in the community since 1924, its re-establishment in a modern manner is a necessary service to the area; that Stone avenue and Broadway are very heavily trafficked auto highways and the proposed rebuilt gasoline service station is entirely in keeping on these streets; that Broadway has a noisy elevated railroad and does much towards making this site unfit for dwellings; that the plot is triangular in shape and is isolated; that the installation of this new modern gas station will go far towards improving the looks of the entire

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area and will be in keeping with any future development that might take place in this section; that inasmuch as the present gas station is a non-conforming use in this business zone it is the applicant's desire to rebuild the present gas station and extend its area under section 7c of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the existing lawfully established gasoline service station to be extended and rearranged substantially as proposed and as indicated on plans filed with this application, marked "Received June 11, 1948" (3 sheets), *on condition* that all buildings and uses shall be removed from the plot, except the two frame stores at the intersection of Broadway and Sumpter street as proposed and the plot shall be rearranged as indicated on such plan; that the plot shall be leveled substantially to the grade of the surrounding streets; that the accessory building shall be arranged for the use proposed and in all other respects shall comply with the requirements of the Building Code; that the boiler room shall be separated from the balance of the building by fire-proof construction, except that the ceiling may be fire-retarded, and enterable only from the exterior; that there shall be no cellar under the building; that pumps shall be not nearer than 10 feet to the building line; that gasoline storage tanks shall not exceed eight of 550 gallons each; that where not occupied by accessory building and tanks, the plot shall be surfaced with concrete, tarvia or other suitable impervious material; that curb cuts shall be restricted to two, each not over 30 ft. in width, to Broadway, one 30 ft. in width to Sumpter street and two not over 30 ft. in width each to Stone avenue; that no curb cut shall be nearer than 10 ft. to any intersection; that at the intersections of Sumpter street and Stone avenue and Stone avenue and Broadway within the building lines there shall be erected a block of concrete not less than 12 inches in height and extending for a distance not less than 10 feet along Stone avenue and 5 feet along Broadway and Sumpter street, as indicated; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection of two post standards for supporting a sign each, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend not over 4 feet beyond the building line; that any repairing under section 7i shall be of a minor nature, by hand tools only; that if a greasing pit is constructed there shall be a ventilating system from the bottom thereof with a ventilating fan exhausting through a duct above the roof; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbs around the plot shall be relaid or repaired to the satisfaction of the borough president; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

725-48-BZ

APPLICANT—Samuel Cohen, for Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen and Louis Raffone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (725-48-BZ)

WHEREAS, Samuel Cohen, for Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners; Louis Raffone, lessee, filed July 28, 1948, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 407-411 West 25th street, north side, 100 feet west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 5, 1948, after due notice by publication in the Bulletin, and laid over to October 26, 1948, then to November 9, 1948, for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in a retail use, B area and Class 1½ height district; West 25th street is in residence and retail use, B area and Class 1½ height districts; and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1948, as to Alt. Applic. 1292/48, reads:

"1. Parking lot and storage for more than 5 motor vehicles in a residence district is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 77 ft. 6 in. front by 98 ft. 9 in. in depth, presently vacant; that it is proposed to use the vacant lots for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that this neighborhood is in great need of off-street parking facilities; that the subject plot is practically the only available vacant plot in the neighborhood; that the garage 22 ft. to the west of the plot is not available as it is used by one trucking firm; that subject plot will serve those who will be doing business in the several large factories in the street and back of the plot and the large number of businesses on nearby Ninth avenue and 23rd street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof for a term of two years, to permit the premises to be occupied for the parking and storage of more than five motor vehicles of the pleasure-car type only, *on condition* that the plot shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled and graded; that on the street building line and on the rear and side lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the anchor post type not less than 5 feet 6 in. in height with no openings therein except one for entrance and egress not over 15 ft. in width and with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be a metal building one story in height for office and shelter for the attendant erected near the entrance, as indicated on plans filed with

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this application, marked "Received July 28, 1948" (2 sheets): that proper aisles shall be maintained at all times for easy entrance and egress; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage and rates charged and such other information as may be required by the commissioner of licenses; that the sidewalks and curbs may be repaired as may be required by the borough president; that such portable fire-fighting appliances shall be maintained as required by the fire commissioner; that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

776-48-BZ

APPLICANT—H. M. Cole, for A. G. Masucci, Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—234 and 234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: Nathan Finkelstein, Herman Goodwin, F. Knebel, Mildred Rapelce, John Reilly, Katherine Orovetz and A. Anedes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Quince 4

THE RESOLUTION (776-48-BZ)

WHEREAS, H. M. Cole, for A. G. Masucci Corporation, owner, filed September 8, 1948, an application under Sections 7c and 21 of the zoning resolution, to permit in residence and business use, B area districts, the erection and maintenance of a business building using more than the area permitted and without the required rear yard, affecting premises 234-234A East 198th street, south side, 55.48 ft. east of Valentine avenue (Block 3301, Lot 52), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 9, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 198th street is in a business use, B area and Class 1¼ height district; Valentine avenue and the site are in residence and business use, B area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent dated August 13, 1948, as to amend to N.B. Applic. 711-48, reads:

"Amendment disapproved with the following objections repeated.

1. Proposed construction of a commercial building within a residence district, is contrary to Art. II, Sec. 3 of the zone resolution.

2. Provide legal rear yard as per Art. IV, Sections 12 and 17, of the zoning resolution.

3. Proposed occupancy of more than 65% of that portion of the lot, which is in a residence use district, is contrary to Art. IV, Sec. 12, of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist

of a plot 25 ft. front by 121 ft. 2 in. in depth, on which is located a two family dwelling; that it is proposed to demolish the existing building and to erect a building 25 ft. front by 118 ft. 2 in. in depth, one story, 23 ft. in height, of Class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the plots immediately adjacent to the east and to the west are of the same depth as the plot in question and are occupied by stores on the 1st floor; that the plot immediately adjacent to the rear faces on Valentine avenue, therefore having its northerly side lot line abutting the rear lot line of plot in question; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision c, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated August 13, 1948 acting on amendment to N.B. Applic. 711-48 be and it hereby is affirmed and that the application be and it hereby is denied.

840-48-BZ

APPLICANT—Lama and Proskauer, for Kith Construction and Realty Corp., owner (Lucky Strike Recreation Club, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room and bar and lunch counter, with a business entrance more than permitted distance from intersection.

PREMISES AFFECTED—3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (840-48-BZ)

WHEREAS, Lama and Proskauer, for Kith Construction and Realty Corporation, owner (Lucky Strike Recreation Club, Inc., lessee) filed September 17, 1948 an application under sections 7c and 7A of the zoning resolution, to permit in residence and business use districts, the change in occupancy from public garage for more than five cars to bowling alleys, lounge and reception room, and bar and lunch counter with a business entrance more than the permitted distance from the intersection, affecting premises 3358-3370 Atlantic avenue, south side, 76 ft. 1¼ in. west of Crescent street (Block 4162, Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin, and laid over to November 9, 1948 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Crescent street is in a business use, C area, Class 1 height district Atlantic avenue and the site are in residence and business use, C area, Class 1 height districts; and

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WHEREAS, the decision of the borough superintendent, dated September 10, 1948 on Alt. Applic. 3563-48 reads:

"1. Proposed change in use from public garage for more than 5 cars to Bowling Alleys, Lounge and Reception room, Bar and Lunch Counter, partly in a business use district and partly in a residence use district is contrary to Art. II, Sec. 3 of the zoning resolution.

2. Business entrance over 3'-6" wide more than 25' beyond the intersection of two streets when a business use district abuts a residence use district to the rear is contrary to Art. II, Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 126 ft. 10 in. frontage by 89 ft. 5 3/4 in. in depth, irregular, on which is located a building covering the entire lot, one story, 13 ft. in height, of Class 3 construction, presently used as a store and for the storage of plumbing supplies (formerly public garage for more than five cars); that it is proposed to convert the existing building to bowling alleys, lounge and recreation room, bar and lunch counter; and

WHEREAS, the applicant contends that the site is presently developed with a one story masonry building erected in 1921 under Permit No. N.B. 4687 of 1921 as a garage for more than five motor vehicles and C.O. 11774 was issued for that use; that the following business uses exist within the affected area: Block 4143, Lot 45—machine shop; Block 4145, Lot 1—laundry; Block 4146, Lot 67—gas station; Block 4147, Lots 1 and 69—stores; Block 4162, Lot 2—more than five one car garages, Lot 16—storage building, Lot 22—storage yard; Block 4167, Lots 7 and 10—stores, Lot 13—garage; that the building will be altered, the present garage doors to be removed and the exterior modernized; that there will be no openings in the rear wall of the building and the skylights in the bowling alley section will be removed; that a new acoustical ceiling will be entirely confined to the building with no noises emanating; and

WHEREAS, as of March 31, 1937, a portion of the property within 100 ft. of Atlantic avenue was unrestricted and the balance residence use; the present use zoning became effective May 15, 1941; height and area not being changed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c as to extension of use into the residence use district and 7A of the zoning resolution as to additional width of exit doors.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received September 17, 1948" (4 sheets) for the use proposed in place of the former use permitted, *on condition* that the building shall not be increased beyond the present area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows erected on the side lot lines or to the west or the rear line to the south and to the north; that any existing windows shall be blocked up; that the construction of the bowling alley equipment shall be of the type providing as noiseless conditions as possible; that further protection shall be made as to the walls and ceiling to render them reasonably soundproof and any ventilation system installed in the building shall comply with the requirements therefor and shall exhaust at some point on the roof of the building within the business use district adjacent to Atlantic avenue; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the boiler-room shall be of fireproof construction, separated from the balance of the building and enterable only from the exterior as shown; that no additional excavation for a cellar shall be made; that all skylights in the roof shall be closed off, including construction; that in all other respects the build-

ing and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

847-48-BZ

APPLICANT—Paul Friedman, for Arthur L. Funn, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling.

PREMISES AFFECTED—411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Philip Rosenstock.

For Administration: Samuel L. Becker, Dep't or Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (847-48-BZ)

WHEREAS, Paul Friedman for Arthur L. Funn, owner, filed September 24, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling for a term of five years, affecting premises 411 Stuyvesant avenue and 72-76 Chauncey street, northeast corner (Block 1691, Lot 5), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin, and laid over to November 9, 1948, for inspection by a committee of the Board and for decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Stuyvesant avenue is in a residence use, C area and Class 1 height district; Chauncey street and the site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1948, re Alt. Applic. 3118-48, reads:

"1. Proposed funeral parlor, located within a residential district, is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consists of a plot 20 ft. front by 75 ft. in depth on which is located a building 20 ft. front by 60 ft. in depth, 3 stories, 39 ft. in height, of Class 3 construction, presently used as a two family dwelling; that it is proposed to remove the existing brownstone steps extending beyond the building line on the Chauncey street side and to extend present door to sidewalk level and enlarge it to 4 ft. entering on a new vestibule from which new steps will be built to 1st floor level; that it is proposed to replace wooden fence on Chauncey street by an 8 ft. brick wall; that it is proposed to install gates with a 10 ft. curb cut opposite; that the frame shed and steps at rear will be replaced by an ornamental iron stairway and landing; that the existing stairway at rear of cellar is proposed to be removed and also the dumbwaiter; that new 4 in. terra cotta partitions are proposed to be erected to enclose boiler-room and embalming room; that new 4 in. lally columns will be installed midway between existing columns; that a new stairway from 1st floor to cellar is proposed to be enclosed with 4 in. t.c. blocks and 2 one-hour fireproof self-closing doors; that the entire cellar ceiling will be fire retarded; that a new metal lath and plaster partition is proposed to enclose new stairway to new landing at sidewalk level; that non-bearing partitions on 1st floor will

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be removed; that existing wall enclosing public hallway and sink is to be fire retarded; that on the 2nd floor the stairway at the rear of the building leading to the 1st floor will be removed; that a new door, between bedrooms in the rear, will be installed; that a new door to public hallway will be installed; that no change is proposed to facade facing Stuyvesant avenue; that it is proposed to install a 2 ft. square sign on the building facing Stuyvesant avenue and a similar sign facing on Chauncey street; and

WHEREAS, the applicant contends that this is an appropriate case for the Board to exercise its discretion and grant the relief requested because the consents of property owners and the letters from ecclesiastical institutions in the neighborhood show that there is a need for the establishment of a dignified funeral parlor in the neighborhood; that the consents of property owners to the north, south, east and west of the site, four of whom own property within 100 ft. of the site, indicate that the proposed use is deemed unobjectionable by persons most likely to be affected; and

WHEREAS, certain consents were withdrawn prior to November 9, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of five (5) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received September 24, 1948" (15 sheets), *on condition* that the premises shall be altered only as proposed; that the undertaking establishment shall not be extended beyond the first floor and cellar; that the upper floors shall be residential as proposed; that there shall be erected at the rear on the side lot line, rear lot line and street line a masonry wall constructed of brick to a height of not less than six feet with no openings therein, except there may be an opening to Chauncey street as proposed, provided such opening as proposed for vehicles shall have a solid pair of swing doors complying with the requirements of the Building Code therefor as to swinging across the building line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no signs shall be erected on the premises except there may be a neat bronze sign as proposed near the entrance, provided such sign does not exceed two feet in either direction; that a similar sign may be erected near the side entrance on Chauncey street; that such bronze sign shall not be illuminated; that additional signs with information relating to the use of the premises may be painted on the glass panels of the entrance doors; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

549-48-A

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and H. Rosenfield.

For Opposition: Abram Shlefstein and Maurice Widman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 10 a.m. for applicant to file revised plan. The premises and surrounding area were inspected by a committee of the Board.

699-48-A

APPLICANT—Lama and Proskauer, for Aaron Gold Realty Corp. owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Max Silverstein and Ernest Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision without further argument.

728-48-A

APPLICANT—Lama and Proskauer, for 1269 Atlantic Ave. Realty Corp., owner (Timely Service, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Leo Fidler and Abraham Sherman.

For Opposition: Adeline F. Blankley, Mrs. R. Kuhlmann and Valeria E. Pogue.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and decision without further argument.

431-48-A

APPLICANT—Wabash Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (2nd floor); (Block 444, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert J. McDonald, Joseph B. Forman, J. J. Flaherty and L. F. Anderson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (431-48-A)

WHEREAS, Wabash Corporation, owner, filed May 7, 1948 an appeal from an order of the fire commissioner, affecting premises 333-359 Carroll street, south side, 332 ft. 6 in. west of Bond street (Block 444, Lot 18), (2nd floor), Borough of Brooklyn; and

WHEREAS, Order 13389-C issued by the fire commissioner April 9, 1948 reads:

"1. Surrender to bearer, Fire Department Permit No. 22737, which is due to expire 4/7/48, authorizing the maintenance of a Technical Establishment, at the above premises, as it is revoked pending compliance with the following.

2. Discontinue the manufacture of flash bulb primer mixture, consisting of zirconium and potassium perchlorate for the reason that Chapter 19-39.0-d 11, pro-

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vides it shall be unlawful to manufacture within the city any primers used to obtain visible effects by combustion."

and

WHEREAS, the applicant states that the building is 3 stories, 52 ft. in height, 62 ft. by 100 ft. in area, of Class 3 construction, erected in 1889, located in an unrestricted use A area Class 1½ height district, used and occupied since 1934 as follows: cellar—lacquer flushing—15 persons; 1st floor—inspection, dipping, packing—34 persons; 2nd floor—base filling and laboratory—25 persons; 3rd floor—lamp manufacturing—125 persons; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system, one interior stairs and one fire tower, 43 in. wide, of wood construction, fire retarded with reinforced concrete, enclosed in brick, equipped with metal self-closing doors, leading from roof bulkhead direct to street, and one fire escape on the southwest wall, leading to yard with egress to street through adjoining building; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that items 3 through 8 inclusive of the fire commissioner's order will be complied with; that the applicant has been engaged in the manufacturing of photographic flash bulbs at these premises since 1934 and employs approximately 600 people in its plant; that since 1936 the applicant has been preparing flash bulb primer mixture consisting of zirconium and potassium perchlorate, which mixture is essential to the manufacture of photographic flash bulbs; that if the preparation of this product is prohibited at these premises the applicant must either close down its plant and discontinue the manufacture of photographic flash bulbs within the city of New York or close down a portion of its plant and provide other facilities for the preparation of this mixture outside of the city; that it is impractical to provide other facilities for the preparation of this mixture outside the City of New York as the preparation of this product is an integral part of the manufacture of photographic flash bulbs and can only be performed efficiently on the premises where flash bulbs are manufactured; that the preparation of the mixture in question is not dangerous and does not represent an undue fire hazard; that section C19-39.0 (d) (11), the section under which the order is issued, applies to fire works; that the preparation of the mixture in question is not prohibited by section C19-39.0 of the Administrative Code; that it is therefore requested that the Board modify item 2 of the order of the fire commissioner to permit the preparation of the mixture in question on condition that all other items of the order shall be complied with; and

WHEREAS, the applicant states that its flash bulb primer paste is comprised of zirconium, potassium perchlorate and methyl-isobutylketone; that the principal ingredient is the zirconium, the other materials being used as an oxidizing agent and binder; that zirconium is active in a dry state but not ignitable when its liquid content is more than 10% by weight; that the ignition point of dry zirconium ranges from 410 deg. F to 527 deg. F; that zirconium does not deteriorate in air; that the preparation of the primer paste is under the supervision of a graduate chemist; that zirconium is shipped to the premises by common carrier in 50 lb. quantities immersed in water in wooden kegs; that two kegs are generally kept on hand, the quantity never exceeding three; that zirconium is retained in the kegs in the wet state, stored in a metal shed adjacent to the main building and checked once a week for water content until required for processing; that in this state the water is approximately equal to the weight of zirconium; that when preparing zirconium, the chemist takes approximately 1 lb. of zirconium from the keg and places it in a stainless steel beaker to which methanol is added; that the contents of the beaker are transferred to a buchner funnel and liquid drained by a vacuum pump leaving damp zirconium to which additional methanol is added to eliminate the last traces of water; that after withdrawal of all liquid the contents are removed with spatula of beryllium copper and transferred to stainless steel trays by a chemist wearing

fireproof clothing; that the stainless steel tray is then placed in a transite holder and transferred to an infra-red dryer, which is heated with infra-red bulbs to not over 40 deg. C. (104 deg. F), which is far below the ignition point of zirconium; that the dryer is in four sections of transite partitions and provided with sectional doors and vents; that although four trays may be in the dryer, only one is removed at any one time by a chemist wearing protective clothing; that the contents of each tray (approximately 1 lb.) is sealed in a metal container and placed in a fireproof vault; that in the preparation of the paste a ball mill jar is placed behind the transite baffle; that the oxide material, potassium perchlorate, is then placed in the jar, a predetermined amount of zirconium (never more than ¼ of a pound) is then placed on top of the oxide and the binder of methyl-isobutylketone is added until the oxide and zirconium are completely wet; that the jar is closed and removed from behind the baffle and rotated for approximately two hours at slow speeds until thoroughly mixed; that thereafter the zirconium paste is inactive; that after mixing, the contents of the ball mill jar are removed to a beaker and approximately 40 cc. are poured into 70 cc. vials having a ground glass seal and then stored in a desiccator in the fireproof vault until required in the manufacture of the flash bulbs; that the vials of zirconium paste are transferred from the vault to the point of manufacture where the paste is placed on small cylindrical cups (6 cc. per cup), having a circular trough with a semi-circular cross-section where the material is constantly maintained in solution; that the terminals of the flash bulbs are dipped into these cups and upon withdrawal two beads are agglutinated thereto; that the interior is later sealed within a shatterproof envelope containing the flash bulb wire; that approximately 200,000 bulbs may be treated with one pound of zirconium paste; that prior to the issuance of the order of the fire commissioner, the safety factors employed were the installation of a fire blanket, fire extinguishers, sprinkler system and fireproof vault, and maintenance of quantities of talcum powder for the purpose of smothering small fires; that since the issuance of the order March 31st, the applicant has instituted the following additional safety precautions:

1. A transite shield has been installed behind which dry zirconium is weighed and preparation made for ball milling the ingredients of zirconium paste.

2. An additional fire blanket has been installed in the corridor outside the laboratory.

3. A safety shower with an alarm bell has been installed. This shower may be operated by hand or by slipping an arm through a loop in the release chain. When the shower is used, it sets off an alarm bell.

4. Cans of G1 Black Powder are dispersed throughout the laboratory. This powder has been found superior to talcum powder.

5. A shielded transite dryer with spark-proof switch has been installed.

6. Chemists have been provided with protective fireproof aprons, gloves and shields.

7. Spark-proof tools of beryllium copper have been provided.

8. The exhaust from the vacuum pump is now to the outside atmosphere.

9. Vapor-proof light fixtures have been installed.

Resolved, that the decision of the fire commissioner as to Order 13389-C, Items 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the operation shall be maintained as proposed and to the satisfaction of the fire commissioner.

793-48-A

APPLICANT—Gustave Goldman, for Jewish Center of Kings Highway, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—1202-1218 Avenue P, southeast corner of East 12th street (2nd floor); (Block 6775, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ruben Barshay and Gustave Goldman.

For Opposition: R. T. Sadler and Vincent Marcelino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (793-48-A)

WHEREAS, Gustave Goldman for Jewish Center of Kings Highway, owner, filed August 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 1202-1218 Avenue P, southeast corner East 12th street (Block 6775, Lots 1 and 5), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated August 4, 1948, as to Alt. Applic. 614-48 reads:

"2. Public church over 35 ft. in height in Class No. 3 structure is contrary to Section 4.2.1 of Building Code.

6. Exits do not comply with Art. 6,* of Building Code."

and

WHEREAS, the applicant states that the building is two stories, 38 ft. in height; 72 ft. by 79 ft. in area, of Class 3 construction, erected 1920 on a lot 160 ft. by 100 ft. in area, in a residence use E area, Class 1¼ height district used and occupied since 1920—cellar, boiler room and janitor's apartment; 1st floor, synagogue and religious school, 250 persons; proposed to be used and occupied—cellar, same; 1st floor, synagogue, 250 persons; 2nd floor, gymnasium, and three classrooms, 100 persons; that the building is provided with one 4 ft. wide fireproof stairs, enclosed in two hour construction, equipped with ¾ hour self-closing fireproof doors leading from roof bulkhead direct to street and one fire escape at rear extending to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, C.O. 86564 was issued March 21, 1938, upon completion of work under Permit 12673-37, permitting the use and occupancy as follows: basement, one family, janitor; 1st floor, synagogue and religious school, 350 persons; and

WHEREAS, the applicant contends as to Objection 2, that the building is about 38 ft. 6 in. to the roof and is therefore requested that the Board permit the use of a building of this height of non-fireproof construction for public occupancy; and contends as to Objection 6, that there is one interior 4 ft. stairs and one exterior fire escape 4 ft. wide for the classrooms on the 2nd floor; that none of the classrooms on the second floor will be 100 ft. in either direction from an exit; that it is requested that the Board accept the exit conditions as planned as they are ample for carrying the capacity required; and

WHEREAS, the premises was inspected by a committee of the Board in connection with Application 833-27-BZ, Volume II.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

800-39-SM

APPLICANT—U. S. Gypsum Company, owner.

SUBJECT—U. S. Gypsum Plaster Red Top and Samson Brands (reopened September 21, 1948 re amend-

ment of resolution to include approval of U.S.G. Red Top Covercoat Plaster).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (800-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 15, 1948.

Re: Cal. 800-39-SM.

Subject: Amendment of Resolution to include Approval of USG Red Top Covercoat Plaster.

The Board under date of November 17, 1942, approved various plasters manufactured by the United States Gypsum Company. The resolution of the Board was corrected March 23, 1943 and amended on May 23, 1944, and the applicant requested that the application be reopened and the resolution amended to include United States Gypsum Company's Red Top Covercoat Plaster. The application was reopened by vote of the Board September 21, 1948.

Description

Red Top Covercoat Plaster is a specially compounded incombustible hydrous calcium sulphate (gypsum) plaster, specifically designed to give greater adhesive bond when applied directly to concrete surfaces, plaster finishes, textured finishes, masonry, cement or cinder blocks and wallboard, all whether painted or unpainted and which may be troweled smooth or, with the addition of 1½ parts by weight of fine silica sand to the second coat, floated to a sand float finish, omitting further finish coat. It is used as received from the mill without the addition of any other ingredient but potable water, except 1½ parts of fine silica sand may be added by weight to the second coat when a sand float finish is desired.

Tests

The Committee on Test inspected this material at the office of the Board on October 14, 1948. Samples of the material applied to brick, glass and other smooth surfaces were examined and tested for bond, workability and checking. Present at these tests were Commissioner Charles M. Blum, Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Mr. Bainbridge representing the applicant.

Recommendation

On the basis of the tests and data submitted by the applicant it is recommended that the resolution adopted November 17, 1942, as corrected March 23, 1943 and May 23, 1944, be amended to include the United States Gypsum Company's Red Top Covercoat Plaster for use in New York City as a bonding and finishing coat under C26-463.0, provided it is applied in accordance with the specifications herein set forth and the requirements of this resolution.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the provisions of the resolution in accordance with the report of committee.

MINUTES

1429-39-SM

APPLICANT—Rockland Concrete Sales Co., Inc., owner.
SUBJECT—Rockland Concrete Masonry Units, approval of.
APPEARANCES—

For Applicant: Charles P. Tepe.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1429-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 5, 1948.

Re: Cal. 1429-39-SM, Volume II.

Subject: Rockland Concrete Masonry Units;
approval of.

Rockland Concrete Sales Company, Inc., Ridgefield, New Jersey, filed November 28, 1939, an application, with the Board of Standards and Appeals for approval of the Rockland Concrete Masonry Units under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code and the Rules of the Board; Rules for the Manufacture, testing and Use of Concrete Masonry Units. This application was superseded by a new application filed March 28, 1947 for approval of the Rockland Concrete Masonry Units under the provisions of the Administrative Building Code and the Rules of the Board as described above.

Description of Plant

The plant of the applicant located at 343 Broad Avenue, Ridgefield, New Jersey, was inspected June 18, 1947 by Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Test and Messrs. J. Decker and C. P. Tepe, representing the applicant. The plant was reinspected May 13, 1948 by Chief Engr. L. V. Huber and J. A. Darts Engineering Division Committee on Test and Mr. C. P. Tepe representing the applicant.

The plant is located on a 5 acre piece of ground which affords adequate storage facilities.

The equipment consists of a 60 cubic foot capacity steel mixing trough, Besser Super Vibrapac Storage Bins Magnetic Pulley to remove any metallic matter from the cinders and kilns where the blocks are steam cured.

The mix for the cinder block is by weight on the basis of 3600 lbs of cinders to 5 bags of cement with 30 gallons of water added and for the concrete block the mix is 3600 lbs. of aggregate to 5 bags of cement with water added consistent to the water cement ratio dependent on the moisture contained in the aggregate.

The aggregate and cement are dry mixed for one minute and water is then added and the entire mix is mixed for an additional eight minutes. All timing is controlled by an 8 inch diameter clock with sweep second hand. After mixing the mix is dumped into a hopper feeding the moulding machine. The blocks are then moulded on a Besser Vibrapac and then placed in the steam kilns for 12 hours. After curing they are stored in the open for aging.

Inspection and Test

At the inspection of May 13, 1948 by Chief Engr. L. V. Huber and J. A. Darts Engineering Div. Committee on Test. Blocks were identified and marked. Compression and Absorption tests were made at the Haller Testing Laboratory in the presence of Chief Engr. L. V. Huber. The method of test were those prescribed in C26-326.0 Administrative Building Code.

The results were as follows:

1. 3" x 8" x 18"—3 Cell Hollow Cinder (Partition) 52.9 sq. inches in area; average of 5 blocks. Average compressive strength, 1025 p. s. i. Average absorption 11.7%
2. 4" x 8" x 18"—3 Cell Hollow Cinder (Partition) 63.4 sq. inches in area; average of 5 blocks. Average compressive strength, 970 p. s. i. Average absorption 13.1%
3. 6" x 8" x 18"—3 Cell Hollow Cinder (Partition) 98.4 sq. inches in area; average of 5 blocks. Average compressive strength, 751 p. s. i. Average absorption 12.1%
4. 8" x 8" x 18"—3 Cell Hollow Cinder (Load Bearing) 137.6 sq. inches in area; average of 5 blocks. Average compressive strength, 925 p. s. i. Average absorption 11.7%
5. 8" x 10" x 18"—3 Cell Hollow Cinder (Load Bearing) 168.4 sq. inches in area; average of 5 blocks. Average compressive strength, 1069 p. s. i. Average absorption 12.8%
6. 8" x 12" x 18"—3 Cell Hollow Cinder (Load Bearing) 203.4 sq. inches in area; average of 5 blocks. Average compressive strength, 1279 p. s. i. Average absorption 10.7%
7. 8" x 8" x 18"—Solid Cinder (Load Bearing) 134.4 sq. inches in area; average of 5 blocks. Average compression strength, 1840 p. s. i. Average absorption 8.8%
8. 8" x 8" x 18"—2 Cell Hollow Concrete (Load Bearing) 118.2 sq. inches in area; average 5 blocks. Average compressive strength, 1186 p. s. i. Average absorption 7.4%

Recommendation

On the basis of the foregoing inspection and test and the data submitted with the application, the Committee on Test recommends the approval of the Rockland Concrete Sales Co., Inc. cinder and concrete blocks in the following sizes:

- 3" x 8" x 18" 3 cell Hollow Cinder (Partition)
- 4" x 8" x 18" 3 cell Hollow Cinder (Partition)
- 6" x 8" x 18" 3 cell Hollow Cinder (Partition)
- 8" x 8" x 18" 3 cell Hollow Cinder (Load Bearing)
- 8" x 10" x 18" 3 cell Hollow Cinder (Load Bearing)
- 8" x 12" x 18" 3 cell Hollow Cinder (Load Bearing)
- 8" x 8" x 18" Solid Cinder (Load Bearing)
- 8" x 8" x 18" 2 cell Hollow Concrete (Load Bearing)
- 8" x 12" x 18" 2 cell Hollow Concrete (Load Bearing)

as manufactured as herein set forth at the applicant's plant, pursuant to C26-191.0 for use in load bearing and non-load bearing masonry as provided in Sub. Article 4 Chapter 26 Administrative Building Code and the Rules of the Board, Rules for the Manufacture, Testing and Use of Concrete Masonry Units adopted under Cal. 639-40-SR.

This recommendation is based on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board.
3. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rule 8.1 and 8.2 shall be filed with the Board.
4. That these units be marked as required by rule 8.4.
5. That rule 8 be complied with.
6. That quarterly test reports of compression for not less than three representative samples of each size of

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block described herein, manufactured during the quarter, be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

295-47-SM

APPLICANT—Tony Colletti, for Concrete Block Production Co., owner.

SUBJECT—Concrete Block Production Co., Cement and Cinder Block, approval of.

APPEARANCES—

For Applicant: Tony Colletti.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (295-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 15, 1948.

Re: Cal. 295-47-SM

Subject: Concrete Block Production Co., Cement and Cinder Block; approval of.

Tony Colletti, doing business as Concrete Block Production Co., of 10th Avenue and 43rd Street, Astoria, Long Island, filed March 31, 1947 an application with the Board of Standards and Appeals for approval of the Concrete Block Production Co. Cement and Cinder Block under the provisions of C26-178.0 and C26-309.0 Administrative Building Code and the Rules of the Board Rules for the Manufacture, Testing and Use of Concrete Masonry Units.

Description

The Blocks are 8" x 8" x 16" partition and wall block cinder and concrete.

The mix for the cinder block is as follows:

2 cu. ft. of sand; 1 cu. ft. of finely crushed stone; 3 cu. ft. of cinders and 1 bag of approved cement. This is mixed in a $\frac{1}{4}$ cu. yard gasoline driven rotary mixer for 4 minutes and then $5\frac{1}{2}$ gallons of well water is added and the batch is mixed for an additional 4 minutes. The blocks are then molded in a Ward Company Cement Block Machine.

The mix for the concrete block is as follows:

4 cu. ft. of sand, 2 cu. ft. of crushed stone and 1 bag of approved cement to which is added $5\frac{1}{2}$ gallons of well water. Mixing time and moulding is the same as for cinder block. The blocks are stored in the open for curing and the applicant states that operation will be discontinued during the winter months as he is not in a position to comply with Rule 4.1.3.2 of the Masonry Rules of the Board.

Inspection and Test

The plant of the applicant located at 10th Avenue and 43rd Street, Astoria, Long Island, New York was inspected October 24th, 1947 by Commissioner C. M. Blum and J. A. Darts, Engineering Division, Committee on Test and Mr. T. Colletti, the applicant; and was reinspected June 9th, 1948 by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. T. Colletti, the applicant. The capacity of this plant is about 200 blocks per day with a storage facility for about 8000 blocks.

Blocks were identified and marked. Compression and Absorption Tests were made at the President of Borough of Queens Laboratory. Tests were made in accordance with the requirements of C26-309.0 and the method of test was that prescribed in C26-326.0 of the Code.

The results were as follows:

8" x 8" x 16" Hollow Concrete Block; load bearing 128 sq. inches in area average of 5 blocks.

Average Compressive strength 5 Blocks—945 p. s. i.

Average Absorption—10.0%

8" x 8" x 16" Hollow Cinder Block, load bearing 128 sq. inches in area average of 5 blocks.

Average Compressive strength 5 Blocks—993 p. s. i.

Average Absorption—11.9%

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of Concrete Block Production Co. concrete and cinder blocks load bearing 8" x 8" x 16" as manufactured as herein set forth at the applicant's plant, pursuant to Section C26-191.0 for use in load bearing and non-load bearing masonry, as provided in Subarticle 4 of Art. 9 of Chapter 26, Administrative Building Code. The recommendation is based on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.

2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.

3. That these units be marked as required by Rule 8.4.

4. That Rule 8.5 be complied with.

5. That nine copies of drawing showing the manufacturers distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.

6. That quarterly test reports of compression for not less than three representative samples of each size of blocks described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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594-47-SM

APPLICANT—Yonkers Concrete Products, Inc., owner.
SUBJECT—Yonkers Concrete Products, Inc., Concrete and Cinder Block (reopened July 20, 1948 re amendment of resolution to include approval of 4" x 8" x 18" and 8" x 8" x 18" cinder blocks).

APPEARANCES—
For Applicant: Paul L. Meyer.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (594-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 7, 1948.

Re: Cal. 594-47-SM.

Subject: Yonkers Concrete Products, Inc., Concrete and Cinder Block amendment of resolution to include approval of 4" x 8" x 18" and 8" x 8" x 18" cinder blocks.

The Board of Standards and Appeals on March 16, 1948 approved the Yonkers Concrete Products, Inc., 8" x 8" x 18" and 8" x 12" x 18" concrete blocks and 8" x 12" x 18" cinder blocks. The applicant requested an amendment of the resolution to include approval of 4" x 8" x 18", 6" x 8" x 18" and 8" x 8" x 18" cinder blocks. The application was reopened by vote of the Board July 20, 1948.

Description

These blocks were manufactured at the plant of the applicant under the same conditions as the blocks approved by the Board, March 16, 1948 and blocks were identified by the Committee on Test. Compression and absorption tests were made at Columbia University Dept. of Civil Engineering with the following results:

3 cell load bearing hollow cinder blocks 4" x 8" x 18" average compressive strength 5 specimens 982 p. s. i. absorption 14.1%, 6" x 8" x 18" average compressive strength 828 p. s. i. absorption 13.3%, 8" x 8" x 18" thin wall average compressive strength 675 p.s.i., absorption 13.9%.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the amendment of the resolution of March 16, 1948 to include the approval of 4" x 8" x 18" and 6" x 8" x 18" and 8" x 8" x 18" hollow load bearing cinder blocks and 8" x 8" x 18" thin wall cinder partition blocks on condition that the requirements of the resolution of March 16, 1948 be complied with in all other respects.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 16, 1948, in accordance with the above report.

49-48-SM

APPLICANT—Peter Martini & Sons, owner.
SUBJECT—Martini Hollow Cinder Block, approval of.

APPEARANCES—

For Applicant: Philip Martini.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (49-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 29, 1948.

Re: Cal. 49-48-SM.

Subject: Martini Hollow Cinder Block;
approval of.

Peter Martini and Sons of Staten Island, New York, filed December 1, 1947 an application with the Board of Standards and Appeals for the approval of the Martini Cinder Block Hollow Cinder Block under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.

Description

The plant of the applicant, consisting of a main building 35' x 65' on a plot 150' x 625', is located at 2800 Forest Avenue, Mariners Harbor, S. I. (unrestricted zone).

The building houses the mixer and Vibrator and one wing of the building is to be used for winter storage of the block. This building will be heated with pot type stoves.

The equipment consists of a gasoline driven one cubic yard Batch mixer and Appley Little Grant Vibrator.

The cement is stored in a room in the building and the cinders are piled in the yard.

The blocks manufactured at this plant are of one size only. 8" x 8" x 16" partition block and are composed of a mixture of 5 parts cinders to 1 part of cement. The 5 parts of cinders are broken down to 2 parts pulverized and 3 parts coarse or those passing screen size 3/8" mesh.

The mix is mixed dry for two minutes then 6 gallons of city water is added then the mix is mixed for an additional four minutes. The blocks are then formed on the machine and stacked in the building for a day then cured in the open.

Inspection and Test

The plant of the applicant, was inspected April 5, 1948 by J. A. Darts of the Engineering Division, Committee on Test and Messrs. Peter Martini and Frank Martini representing the applicant and blocks were identified. Compression and Absorption tests were made on the identified blocks by the Newark Testing Laboratory in the presence of J. A. Darts Engineering Division in accordance with the requirements of C26-309.0 Administrative Building Code. The method of test were those prescribed by C26-326.0 of the Code.

The results were as follows:

8" x 8" x 16" hollow cinder block; load bearing; 121.2 sq. inches in area, average of 5 blocks.
Average compression load 5 specimen 881 p.s.i.
Average absorption 5 specimens 18.1%
Voids 36%

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Martini Cinder Block Hollow Cinder Blocks, load bearing 8" x 8" x 16" (as manufactured as herein set forth at the applicant's plant), pursuant to Section C26-191.0 for use in load bearing and non-bearing masonry, as provided in

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Sub. Article 4 of Art. 9 of Chapter 26, Administrative Building Code. The approval is recommended on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rules 8.5 be complied with.
5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of this size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a Laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

544-48-SM

APPLICANT—Johnson Metal Hose, Inc., owner.

SUBJECT—Johnson Flexible Metal Gas Appliance Connector, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (544-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 15, 1948.

Re: Col. 544-48-SM.

Subject: Johnson Flexible Metal Gas Appliance Connector, approval of.

Johnson Metal Hose, Inc. of Waterbury, Conn., filed May 12, 1948 an application with the Board of Standards and Appeals for approval of the material known as the Johnson Flexible Metal Gas Appliance Connector under the provisions of C26-178.0 and C26-1330 and C26-1331, Administrative Building Code.

Description

The device is made up of flexible tube and either female union couplings, male union couplings or a combination of male union and female union couplings. The tube is Admiralty Brass Flexible Tubing; 27/32 inches O.D. by 1/2 inch I.D. with a wall thickness of 0.016 inches. The tube of the connector is made up in what is known as corkscrew construction.

Copper alloy pieces 1/8" thick fused to the tubing and the brass couplings are threaded into this piece so as to provide a 3/4" N.P.T. connection. Standard lengths of the connector range from 18" to 60" in increments of 6".

Inspection and Test

The device was inspected at the Board and was subjected to the bending test whereby the connector was forced to withstand repeated bends of 360°. Present at the test were Comm. C. M. Blum and Chief Engr. L. V. Huber, Committee on Test. The device has been approved by the American Gas Association Certificate L-5,011 dated August 11, 1947 as meeting the requirements of Flexible Metal Appliance Connectors.

Recommendation

On the basis of the data filed with the application and the inspection and test the Committee on Test recommends the approval of the Johnson Metal Hose, Inc., Johnson Flexible Metal Gas Appliance Connector for use in New York City when manufactured in accordance with this report and installed in accordance to the requirements of Art. 15 Administrative Building Code provided the device bear a label or stamp reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 544-48-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

748-48-SA

APPLICANT—Independent Oil Burner Corp., owner.

SUBJECT—Power Oil Burner, Models D, S, G and H, approval of.

APPEARANCES—

For Applicant: Alfred Luft.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (748-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 29, 1948.

Re: Cal. 748-48-SA.

Subject: Power Oil Burner Models
"D"—"S"—"G"—"H", approval of.

Independent Oil Burner Corp. of Jamaica, New York, filed June 19, 1948 an application with the Board of Standards and Appeals for approval of the Power Oil Burner, Models "D"—"S"—"G"—"H" under the provisions of C19-57.0 Administrative Building Code and the Oil Burner Rules of the Board.

Description

The Power Oil Burner is a mechanical gun type oil burner for use with hot water or steam boilers or warm air furnaces in domestic or commercial installation with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards.

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The assembly of all four models are basically the same, the main difference being that models "H" and "S" have more blades to the fan and model "S" has in addition a solenoid valve for fuel cut-off.

All four models consist of the following assembly:

Cast Aluminum housing; Sundstrand or equal pump having the strainer and pressure regulating valve; G. E. or equal motor equipped with over-load protection; G. E. or equal 10,000 Volt transformer. The fan is of the Sirocco type and models "H" and "S" use a fan with 32 blades and models "D" and "G" use a fan with 28 blades.

The capacity of these models range from $\frac{3}{4}$ to 3 gallons per hour.

The controls consist of Minneapolis Honeywell Pressinetrol, Protecto-Relay and Thermostat.

Inspection and Test

An inspection and test were made on models "D" and "S" at the plant on the applicant. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and Mr. A. Luft representing the applicant.

With the oil supply cut off and a cold combustion chamber the burners were put in operation and the controls functioned to shut off each burner in 90 seconds. The burners were then put into normal operation and during the period of tests the controls functioned as designed. There were no flare backs and the flame was clean from soot or smoke. The combustion chamber showed no undue carbon deposits. An analysis of the flue gases, when model "D" was tested, showed a CO₂ content of 10.4% with a stack temperature of 425° F. The CO₂ content of the flue gases when model "S" was tested was 10.4% with a stack temperature of 425° F.

The burner has been approved by the Underwriters Laboratories Inc. (Misc. Petroleum 1039 Application No. 48C1263).

Recommendation

On the basis of the above inspection and test and the data filed with the application the Committee on Test recommends the approval of the Power Oil Burner Models "D" "S" "G" "H" for use in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Dept. of Commerce Standards. The Committee further recommends that these burners may be marketed under the trade names Independent and/or Marine when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burners bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 748-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

758-48-SM

APPLICANT—Long Island City Block Corp., for Shorey C. Guess, owner.

SUBJECT—S.C.G. Cinder and Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Carroll Blake.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (758-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 14, 1948.

Re: Cal. 758-48-SM.

Subject: S.C.G. Cinder Blocks; approval of.

Long Island City Block Corp. of 35-25 12th street, Long Island City filed August 25, 1948 an application with the Board of Standards and Appeals for approval of S.C.G. Cinder Concrete Block under the provisions of C26-178.o.b. and C26-309.0 Administrative Building Code and the Rules of the Board. Rules for the Manufacture Testing and Use of Concrete Masonry Units adopted under Cal. 639-40-SR.

Description

The blocks manufactured at the plant of the applicant are 8" x 8" x 18" partition and wall block. The block is made in the proportion of 9 cu. feet of cinders to one bag of approved cement, to which is added 6 gallons of City water. This mix will make sixteen 8" blocks. The process of operation consists of screening the cinders then dumping into a Gravelly 30 cu. ft. mixer, the cement is then added, the cinders and cement are mixed dry for 3 minutes and then the water is added; the flow of water being controlled by a valve on a graduated tank, the entire mix is then mixed for an additional 4 minutes, then the mix is conveyed by a belt to a Besser Vibra Pac machine where they are moulded into blocks. The blocks are then stored in a shed and cured for 24 hours then stacked in the open air.

Inspection and Test

The plant of the applicant at 35-25 12th street, Long Island City (unrestricted zone) was inspected September 27th 1948. The plant consists of 12,500 square feet of ground on which is a covered curing space of 2500 square feet and 1000 square feet of building which houses the equipment and bagged cement which leaves 9000 square feet for curing in the open. The capacity of the plant averages about 900 blocks per day so that the yard space is adequate. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and Messrs. C. Blake and S. C. Guess representing the applicant. Blocks were identified and marked. Compression and absorption tests were made at Manhattan College.

The method of test were those prescribed in C26-326.0 of the Code. The result was as follows.

8" x 8" x 18" Hollow Cinder Block (net Area—56.5%)

Load Bearing 138.56 sq. inches in area—average of 6 blocks.

Average Compression Strength—6 specimens—758 p.s.i.

Average Absorption—5 specimens—14%

On the basis of the foregoing data, the Committee on Test recommends the approval of the S.C.G. Cinder Block load bearing 8" x 8" x 18" as manufactured as herein set forth at the applicant's plant, pursuant to C26-191.0 for use in load bearing and non-load-bearing masonry as provided in Sub. Article 4, Article 9 of Chapter 26, Administrative Building Code. This recommendation is based on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.

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2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board.
3. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rule 8.1 and 8.2 shall be filed with the Board.
4. That these units be marked as required by rule 8.4.
5. That rule 8 be complied with.
6. That quarterly test reports of compression for not less than three representative samples of each size block described herein, manufactured during the quarter, be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS 465-21-A

APPLICANT—Sidney Daub, for Bonded Film Storage Co., Inc., owner.

SUBJECT—Application reopened June 8, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36-21 Vernon boulevard, east side, 150.12 ft. north of 37th avenue (Block 355, Lots 7 to 10 and 30-32 inclusive), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (465-21-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 36-25 (700 old number) Vernon boulevard (Block 358, Lot 10), Long Island City, Borough of Queens, was granted by the Board June 21, 1921, on certain conditions; and

WHEREAS, the resolution was amended April 6, 1937 and July 16, 1940; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a decision of the borough superintendent, affecting premises 36-21 Vernon boulevard, east side, 150.12 ft. north of 37th avenue (Block 355, Lots 7 to 10, inc. and 30 to 32, inc.), Long Island City, Borough of Queens; and

WHEREAS, this appeal was reopened June 8, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated May 5, 1948, as to Misc. Applic. 3685-47, reads:

"1. Provide an approved (2) source sprinkler system consisting of tank supplies as required by Sec. 15.4.2."

and

WHEREAS, the applicant states that the building, when extended will be one story, 11 and 15 ft. in height 125 ft. by 200 ft. in area, of class 3 construction, for the existing building and of class 1 construction for the proposed extension; that the original building was erected in 1919, is located in an unrestricted use, B area class 1½ height district and has been used since 1921 as follows: cellar, boiler room; 1st floor, storage of motion picture film, 10 persons; that the building will be used and occupied upon its extension as follows: Cellar, boilerroom; 1st floor, storage and motion picture film and garage for two motor vehicles, 10 persons; that the building will be equipped with a two source sprinkler system throughout; and

WHEREAS, the applicant contends that the building is non-fireproof, 50 ft. by 200 ft. in area running through from Vernon boulevard to 9th street; that it is proposed to erect a one story fireproof addition to the south, 75 ft. by 200 ft. in area, to be used for the storage of motion picture film and as a garage for two motor vehicles; that the new addition will be entirely fireproof and the films will be stored in vault of fireproof construction in accordance with the requirements of the Code; that each of the vaults will be provided with 12 sprinkler heads and the entire sprinkler system will comply with the sprinkler requirements with the exception of the sources of supply which will consist of two 6 in. mains connected to city mains in the two streets on which the building fronts; that the Board accepted this source of supply for the existing sprinkler system in the existing building; that the city main pressure is 47 lbs. minimum as certified by the Department of Water Supply, Gas and Electricity; that there would be sufficient pressure to supply the proposed sprinkler heads; that it is therefore requested the Board grant the modification of the decision of the borough superintendent and accept the addition to the present sprinkler system supplied by the existing sources from the city main; and

WHEREAS, the applicant has filed a plan indicating that the existing sprinkler system is fed by 6 in. connections to a 6 in. main on 9th street which 6 in. main is fed from a 12 in. main at 36th avenue and a 12 in. main in 37th avenue, and in addition thereto, the system is supplied by a 6 in. connection to the 20 in. main on Vernon boulevard which is fed from the 12 in. main in 36th avenue and the 12 in. main on 37th avenue and that each of these 12 in. mains are connected to a 16 in. main to 14th street.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 3685-47, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the source for the sprinkler system shall be as proposed and as indicated on plans filed with this appeal marked "Received May 4, 1948," 1 sheet, and November 4, 1948, 2 sheets; that the boiler room in the existing building and the proposed extension of boiler room in the new section shall be of fireproof construction separated from the balance of the building by fireproof construction and enterable only from the exterior; that no additional cellar shall be constructed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as *modified* under this calendar number by resolution adopted June 21, 1921, as amended April 6, 1937 and July 16, 1940, Volumes 1 and 2.

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515-48-A

APPLICANT—LeRoy P. Ward, for G. Schirmer, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—48-02 to 48-20 48th avenue, south side, from 48th to 49th streets, (ground floor); (Block 2292, Lot 7), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: LeRoy P. Ward.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (515-48-A)

WHEREAS, LeRoy P. Ward for G. Schirmer, Inc., owner, filed May 26, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 48-02 to 48-20 48th avenue, south side, from 48th to 49th streets (Block 2292, Lot 7), 1st floor, Long Island City, Borough of Queens; and

WHEREAS, Order 21136-LF issued by the fire commissioner December 8, 1947 and referred to in a decision of the fire commissioner dated May 3, 1948 reads:

"1. Remove all articles and wares from stairway enclosures on all stories as per Factory Exit Rules of Board of Standards and Appeals.

"4. Remove all partitions not built of incombustible material as per Sec. 264-Sub. Div. 7 of the Labor Law."

and
WHEREAS, the applicant states that the building is 3 stories, 44 ft. in height, 235 ft. by 445 ft. 1 in. in area at 1st floor, 200 ft. by 100 ft. in area at 2nd floor, of class 1 construction, erected in 1915, extended in 1947, located on a plot in an unrestricted, business and residence use B area class 1½ height district, and used and occupied since 1915 as follows: 1st floor, office, printing and storage, 213 persons; 2nd and 3rd floors, office, stock and storage, 67 persons on the 2nd and 9 on the 3rd floor; that no change in use or occupancy is proposed; that the building is equipped with a two source sprinkler throughout, four 3 ft. 8 in. wide fireproof stairs, from street to roof, enclosed in 6 in. t.c., equipped with tin clad self-closing doors; and

WHEREAS, C.O. Q45409 issued January 22, 1948 upon completion of work under Alt. 1546-46 permits the following use and occupancy: 1st floor, storage and five car garage and factory; 2nd floor, office and storage; 3rd floor, storage, 213 persons on 1st floor, 67 on the 2nd and 9 on the 3rd; and

WHEREAS, the applicant states that the items in question are indicated on plan by number; and

WHEREAS, the applicant contends that item 1 consists of a telephone switchboard enclosed by wood and glass partition; that the telephone operator is also the receptionist and it is essential that she be located where she can observe everyone passing in and out of the building; that the location of the switchboard does not interfere with egress as the passage exceeds the required width and there are sprinkler heads installed below the stairway at this point; that this condition has existed for 30 years; that it would be a hardship to be compelled to relocate the switchboard; as to items 2 and 5, as indicated on plan, that the requirements of the fire department will be complied with; that these items consist of a wood door, steel and wire partition covered by non-fireproof material, tongue and groove partition and wood doors as indicated on drawings filed with this appeal; as to item 6, as indicated on plan, which consists of wood telephone booths, the owner has requested the telephone company to replace these booths with metal booths; as to item 7 as indicated on drawings, consisting of wood cabinets, that these consist of items of furniture which are movable and should be permitted to remain; as

to item 8 as indicated on plan consisting of open wood stud partitions covered with wire netting, that these partitions are necessary for the operation of the business and should be permitted to remain.

Resolved, that the order of the fire commissioner, acting on Order 21136-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 1, *on condition* that no materials shall be stored on the stair or in the stairhall except that the existing information desk and telephone switchboard, including the existing enclosing partitions, as indicated on plan filed with this appeal marked "Received May 26, 1948," and indicated as Item 1, may be continued; that such desk shall not interfere with the required width of exit hallway; that as to Objection 4, the two wood telephone booths, indicated on such plan as No. 6, and movable cabinets as indicated on such plans as No. 7, may be continued *on condition* that in all other respects the requirements of Order 21136-LF, shall be complied with.

663-48-A

APPLICANT—Nathaniel C. Saxe, for Arverne Realty Association, Inc., owner.

SUBJECT—Application reopened October 13, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (663-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 69-12 to 69-18 Rockaway Beach boulevard, north side, 56 ft. east of 70th street (Block 534, Lot 61), Arverne, Borough of Queens, was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a decision of the borough superintendent; and

WHEREAS, this appeal was reopened October 13, 1948 subject to usual procedure; and

WHEREAS, the new decision of the borough superintendent, dated September 30, 1948, as to amendment to Alt. Applic. 1671-48, reads:

"1. Proposed extension contrary to decision of Board of Standards and Appeals, Cal. 663-48-A."

and

WHEREAS, the applicant now states the Board is requested to modify its resolution adopted July 27, 1948, to permit a rear extension to be erected so that the building will have an average depth of 48 ft.; extension will be one story in height; average 12 ft. and will consist of masonry and steel construction complying in all respects with the code for construction in the fire limits and that the proposed extension is to provide space for a heating plant to heat the apartments and make them available for all year round occupancy and to equalize the depth of the stores; that the original building with the proposed addition will remain within the limits prescribed for permissible area coverage, namely 55%; that the actual area will be 53%, not including the area within the bed of mapped street; that the building will comply in all other respects with the provisions of the resolution adopted by the Board on July 27, 1948.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1671-48, Objection 1,

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be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the extension to the building shall be as proposed and as indicated on plans filed with this appeal marked "Received October 1, 1948," 2 sheets; that in all other respects it shall comply with all laws, rules and regulations applicable thereto, other than as *modified* by the resolution of the Board adopted on July 27, 1948, under this calendar number.

845-48-A

APPLICANT—A. H. Salkowitz, for Cresthaven Building Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—149-03 7th avenue, northeast corner of 149th street and 149-07 7th avenue, north side, 47.32 ft. east of 149th street (Block 4497, Lots 1 and 47), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (845-48-A)

WHEREAS, A. H. Salkowitz, for Cresthaven Building Corporation, owner, filed September 23, 1948, an appeal from a decision of the borough superintendent, affecting premises 149-03 7th avenue, northeast corner of 149th street and 149-07 7th avenue, north side, 47.32 ft. east of 149th street, (Block 4497, Lots 1 and 47), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1948, as to N.B. Applic. 3049 and 3050-48, reads:

"1. The erection of a frame building in the fire limits is contrary to sec. 4.1.2 of the Building Code." and

WHEREAS, the applicant states the premises consist of a lot fronting 101.51 ft. on 149th street and 47.32 ft. on 7th avenue, located entirely in business use, D area, Class 1 height district and a lot fronting 50 ft. on 7th avenue located partly in business and residence use, D area, Class 1 height district; that it is proposed to erect on each of these lots a 1½ story frame, one-family dwelling and one-car garage 19 ft. in height, 34 ft. 8 in. by 37 ft. in area; and

WHEREAS, the applicant contends that the dwellings to be constructed are of 2 in. by 4 in. studs, 16 in. on centers, covered on the exterior with approved U. S. Gypsum board and 4 in. brick veneer from top of foundation to plate line on attic floor levels; that roofs will be constructed of wood rafters covered with 210 lb. approved type asphalt shingles; that all of the dwellings are of the detached type and part of a group development erected by the same owner in this area adjoining the premises in question.

Resolved, that the decision of the borough superintendent, acting on N.B. Application 3049 and 3050-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall comply with all requirements for similar buildings when erected outside of the fire limits and in a "D" residential area; that each building shall be restricted to the occupancy of one family; that the windows shown in the garage shall be of steel casement glazed with polished wire glass, as proposed and as shown on plans filed with this appeal marked "Received September 23, 1948," three sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

931-48-A

APPLICANT—Ingram S. Carner, for Ashford Homes Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—148-18 3rd avenue, southwest corner 149th street (Block 4472, Lot 1); 3-08 to 3-48 149th street, west side, 92.42 ft., 132.42 ft., 172.42 ft., 212.42 ft., 252.42 ft., 292.42 ft., 332.42 ft., 372.42 ft., 412.42 ft. and 452.42 ft. south of 3rd avenue (Block 4472, Lots 4 to 24 inclusive) and 148-15 5th avenue, northwest corner of 149th street (Block 4472, Lot 26), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, James Begina and Joseph Aragona.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (931-48-A)

WHEREAS, Ingram S. Carner, for Ashford Homes Inc., owner, filed October 29, 1948, an appeal from decision of the borough superintendent, affecting premises 3-08 to 3-48 149th street, west side, 145-15 5th avenue, northwest corner of 149th street, 148-18 3d avenue, southwest corner of 149th street, (Block 4472, Lots 1 to 26, inclusive), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated October 19, 1948, as to N.B. Applications 5272 to 5284, inclusive, reads:

"1. The erection of a frame building within the fire limits is contrary to Section 4.1.2 Building Code.

2. 2" beams are not permitted within fire limits 7.1.4 B.C."

and

WHEREAS, the applicant states the premises consist of the entire block front on the west side of 149th street between 3rd and 5th avenues to a depth of 100 ft., located in business use, D area, Class 1 height district, divided into 13 separate lots, upon 11 of which it is proposed to erect 1½ story frame one-family dwellings and upon the corner lots it is proposed to erect 2-story frame one-family dwellings, as indicated on plans filed with this appeal; that the dwellings to be erected on the corner lots will be provided with attached one-car garages; and

WHEREAS, the applicant contends that the proposed buildings are part of a large tract, the major portion of which has been completed by the owner; that the proposed 1½ and 2-story frame dwellings will be frame with 4 in. masonry veneer to the top of the first story and constructed of two-inch structural lumber; that the dwellings will conform with all requirements as to lot coverage and there will be a minimum of 14 ft. clear between the buildings; that it is therefore requested the Board permit the owner to use 2 in. structural material and the right to complete the building and thus provide much needed residential units of frame construction of a type erected and being erected in the surrounding area; and

WHEREAS, the plans filed with this appeal indicate the corner buildings are of masonry veneer on the exterior of the first and second stories.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 5272 to 5284, inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall comply with all requirements of the Building Code and Zoning Resolution applicable to single family residential buildings located outside of the fire limits; that the least dimensions of the outer courts on the side lot

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line shall be 4 ft. to comply with the requirements of Section 18, Subdivision a, of the Zoning Resolution for lighting of living rooms; that each house shall be restricted to the occupancy of one family as proposed and as indicated on plans filed with this appeal marked "Received October 29, 1948," 10 sheets.

932-48-A

APPLICANT—Paul Friedman, for John H. Mindermann, owner (Hoddersen Bros., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (932-48-A)

WHEREAS, Paul Friedman for John H. Mindermann, owner (John H. Mindermann d/b/a Hoddersen Bros., lessee) filed October 25, 1948 an appeal from a decision of the borough superintendent, affecting premises 307 Sumpter street, north side, 350 ft. east of Hopkinson avenue (Block 1521, Lot 64), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated October 6, 1948 as to Alt. Applic. 4796-47 reads:

"2. Exits from cellar—1st & 2nd floors do not comply with sect. 270 of Labor Law."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 12 and 24 ft. in height, 25 ft. by 134 ft. 11¾ in. irregular in area, of class 3 construction, erected prior to 1911, located in a residence use C area, class 1 height district, and used and occupied since prior to 1911 as follows: cellar, storage; 1st floor, provision, packing, storage and two car garage, 10 persons; 2nd floor, cold storage, 2 persons; proposed to be used and occupied without change except that the occupancy of the 2nd floor will be reduced to one person; that the building is provided with two 3 ft. wide wood stairs unenclosed, and proposed to be provided with one fireproof stairway to cellar, equipped with fireproof self-closing doors at cellar level, and proposed to be provided with one exterior iron stairs at rear of 1st story leading to yard with egress to street through adjoining property; and

WHEREAS, the applicant contends that this appeal is to obtain permission for exits as indicated on plans filed with this appeal on condition that the number of persons on each floor be limited to no persons on the cellar, 10 on the 1st floor and two on the 2nd floor; that an additional door be installed leading from cellar to rear yard and from 2nd floor to rear yard; that consent of the owner of adjoining lot 63 for emergency egress was filed with the borough superintendent; that the inside cellar stairs be enclosed in fireproof blocks with a fireproof self-closing door at cellar; that the open hoistway in the cellar be enclosed in 8 in. brick equipped with fireproof self-closing doors; and

WHEREAS, the applicant contends that this is an appropriate case for the Board to grant relief due to the small size of the building and the peculiar shape of the lot which makes it practically impossible to comply fully with section 270 of the Labor Law; that the occupancy will be the same as permitted under C.O. 107284 issued November 9, 1942 based on a resolution adopted by the Board on June 20, 1939 under Cal. 378-39-BZ and although the occupancy will remain the same, substantial improvement of the exit condi-

tions is proposed as indicated on plans filed with this appeal in lieu of full compliance with the Labor Law.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4796-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the cellar, 1st and 2nd floors shall be as proposed and as indicated on plans filed with this appeal marked "Received October 8, 1948," 2 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, as *modified* by the Board under Cal. Nos. 378-39-BZ and under 432-40-A, as to refrigerating system.

514-46-A

APPLICANT—J. G. L. Molloy, for Jack Seidler, owner.

SUBJECT—Application for consideration—reopening and amendment as to time to complete—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (514-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 166 Clymer street, south side, 200 ft. east of Bedford avenue (Block 2173, Lot 17), Borough of Brooklyn, was granted by the Board, on October 22, 1946, on certain conditions; and

WHEREAS, the resolution was amended March 9, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board October 22, 1946, by adding thereto:

"... that the means of exit from the cellar, as passed upon by the borough superintendent, acting on Applic. 1205-1946, Objection 8, may be as indicated on plans marked "Received November 5, 1948," 1 sheet, *on condition* that the cellar occupancy shall be for storage only and no human occupancy, and that in all other respects the resolution as adopted by the Board on October 22, 1946, as *amended* March 9, 1948, shall be complied with and also the resolution adopted by the Board under Cal. 515-46-BZ."

502-48-A

APPLICANT—Samuel Rosenblum, for 127 West 49th Street Corp., and Estates of George Backer and Emanuel Arnstein, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (502-48-A)

WHEREAS, this appeal from decisions of the borough superintendent, affecting premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue, running through to 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 29, 1948 only in so far as it has reference to the last sentence of the resolution, so that as *amended* this portion of the resolution shall read:

"that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by the Board under resolution of the Board adopted on June 29, 1948 and as *amended* November 9, 1948 under Cal. 435-48-BZ."

827-46-A

APPLICANT—Saul and Philip Goldsmith, for Lawlyn Holding Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets (Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith and Everett Marks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, for consideration of amendment.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1036-46-A

APPLICANT—Theron R. Galloway, for Consolidated Edison Co. of New York, Inc., owner.

SUBJECT—Application for consideration—reopening re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—660-680 1st avenue, east side, from East 38th to East 39th street, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lots 1 and 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Theron R. Galloway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1000-47-A

APPLICANT—J. Paul Frampton, for Samuel Chess, owner.

SUBJECT—Application for consideration—reopening—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—8102-23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton and A. Henry Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

322-48-A

APPLICANT—Lama and Proskauer, for Samuel Cohn, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

925-48-A

APPLICANT—Rev. William O'Brien, for The Church of The American Martyrs, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216-229 Peck avenue, northeast corner of Union Turnpike (Block 7774, Lots 1 and 13), Hollis Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn on written request of applicant. The existing church building at Fort Tilden, which was gutted by fire, was inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

621-47-A

APPLICANT—Maurice G. Uslan, for Lillian M. Corridan, owner.

SUBJECT—Application reopened April 6, 1948—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1) Rosebank, Borough of Richmond.

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APPEARANCES—

For Applicant: Maurice G. Uslan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. at request of applicant..

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. at request of applicant to file revised plan and to file letter of consent from adjoining owner to the north.

767-48-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—A. H. Consumers Society, Inc.
SUBJECT—Revocation of Certificate of Occupancy issued in error—re N.B. 1055-29.

PREMISES AFFECTED—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: John B. Walsh.
For Owner: S. S. Meyers.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 16, 1948 at 2 p.m. for further consideration.

815-48-A

APPLICANT—Herman Kron, for Fuerst Holding Corp., owner (Hygrade Furniture Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. at request of applicant to include Objection 4 as to floor loads.

816-48-A

APPLICANT—Herman Kron, for Fuerst Holding Corp., owner (Son-Wei Association, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. for inspection by Committee of Board and further consideration.

898-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner (Atlantic Zinc Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler, and J. G. Roberts.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. for inspection by Committee of Board and decision.

930-48-A

APPLICANT—John Joseph Carroll, for Marie Antonello, owner (Gold Waste Materials Corporation, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: John Joseph Carroll.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m. for inspection by Committee of Board and decision.

ZONING APPLICATIONS

512-38-BZ

APPLICANT—Manuel Rosenstein, for Kinney Corp., lessee (Lucy A. Duffy, owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a retail use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-111 West 31st street, north side, 100 ft. west of 6th avenue (Block 807, Lots 34 and 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Manuel Rosenstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (512-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 109-111 West 31st street, north side, 100 ft. west of Sixth avenue (Block 807, Lots 34 and 35), Borough of Manhattan, was granted by the Board on July 20, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended October 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises are now located in the restricted retail district.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 20, 1938 as amended through October 29, 1946 only in so far as it has reference

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to the term of the variance, so that as *amended*, this portion of the resolution shall read:

"*Granted*, under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* and that other than as herein *amended*, the provisions of the resolution adopted July 20, 1938 as *amended* September 17, 1940 shall be complied with; that a C.O. shall be obtained (Letter decision dated June 17, 1938)."

27-40-BZ

APPLICANT—Paul Friedman, for Frank Derasmo, owner.
SUBJECT—Application for consideration—reopening re additional tanks and pumps—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (27-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the erection of an accessory building on an existing gasoline service station, affecting premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens, was granted by the Board on May 5, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was granted by the Board, from time to time, the last such extension having been granted on May 25, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 5, 1942 as *amended* through May 25, 1948, only in so far as it has reference to the location and number of tanks and pumps, so that as *amended* this portion of the resolution shall read:

"that irrespective of the provisions of this resolution, the number and locations of tanks and pumps, as passed upon by the borough superintendent under Misc. Applic. 5342-48, may be as indicated on revised plans marked 'Received October 29, 1948,' two sheets, *on condition* that in all other respects, the resolution adopted by the Board on May 5, 1942 as *amended* through May 25, 1948 shall be complied with in all respects (Alt. Applic. 33-42; N.B. 4286-47; Misc. Applic. 5342-48)."

760-41-BZ

APPLICANT—Joseph V. McKee, for Arthur Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a

residence use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys (previously granted by the Board) to restaurant, stores, dentists' offices and apartments using more than permitted distance from intersection and without the required rear yard.

PREMISES AFFECTED—1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block 2166, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus and Irving Belfer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (760-41-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district extending into a residence use district, the alteration and change of use of an existing building from motion picture theatre, stores and office and restaurant to bowling alleys, restaurant, stores and office and having show windows, signs and doors fronting on a residence street extending more than 25 ft. from St. Nicholas avenue; premises 1493-1499 St. Nicholas avenue, southwest corner of West 185th street (Block No. 2166, Lot No. 16), Borough of Manhattan, was granted by the Board on November 12, 1941, on certain conditions; and

WHEREAS, this application was amended on March 2, 1948, under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in occupancy and extension of present building from restaurant, stores, apartment and bowling alleys, to restaurant, stores, dentist offices and apartments, using more than the area permitted, with show windows more than the permitted distance from intersection, and without the required rear yard; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 2, 1948 by adding thereto:

"that an additional floor may be constructed within the building as proposed in a letter of September 28, 1948, reading as follows:

'At the request of my client, the owner of the above mentioned premises, I hereby respectfully request that this proceeding be reopened and the resolution made by the Board amended so as to permit the construction of a mezzanine within the main building in accordance with the plans filed herewith, such mezzanine to be used for storage only.

'As shown in the annexed plans, the proposed change will not result in increasing the height of the building at all or in changing the exterior of it whatever. I am advised that the construction of the mezzanine will be strictly in accordance with the requirements of the Administrative Code.

'Permission to construct this mezzanine is requested for the reason that The Atlantic and Pacific Tea Company, the tenant of the space, refused to enter into a lease unless such a mezzanine was constructed and, consequently, on September 20, 1948, a formal lease was made with The Atlantic and Pacific Tea Company, conditional on the owner's obtaining consent of your Board to the construction of the mezzanine.'

"and as indicated on revised plans marked 'Received November 5, 1948,' three sheets, *on condition* that in all other respects, the building and occupancy as pro-

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posed and as now proposed shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted under this calendar number on March 2, 1948 and by the resolution adopted this day; that there shall be no receipt or delivery of merchandise to or from the building for the Atlantic and Pacific occupancy other than through the proposed store entrance on 185th street to be located within approximately 100 ft. from St. Nicholas avenue; that no such deliveries or receipts shall be through the rear court at the west; that such rear court shall be used solely for required secondary exit purposes."

812-41-BZ

APPLICANT—Kitzler and Nurick, for C. J. Neumann Realty Corp., owner (Ace Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush avenue, southwest corner of Avenue L (Block 7815, Lots 32 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (812-41-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station, affecting premises 1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn, was granted by the Board on July 7, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work has been extended from time to time, the last such extension having been granted on November 12, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 7, 1942 as amended through November 12, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

64-46-BZ

APPLICANT—Lama and Proskauer, for Katherina Pretsch, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and business use districts, the erection of a gasoline service station, office, lubritorium, auto laundry, minor repairs, wheel alignment and brake testing.

PREMISES AFFECTED—109-64 to 109-72 Van Wyck boulevard, west side, 120 ft. north of 111th avenue (Block 11615, Lot 40), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (64-46-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in residence and business use districts, the erection of a gasoline service station, office, lubritorium, auto laundry, minor repairs, wheel aligning and brake testing; premises 109-64 to 109-72 Van Wyck boulevard, west side, 120 ft. north of 111th avenue (Block 11615, Lot 40), Jamaica, Borough of Queens, was granted by the Board on October 15, 1946, on certain conditions; and

WHEREAS, time in which to obtain permits and complete the work was extended October 21, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 15, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as amended, this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from date of this amended resolution (N.B. 2335-45)."

1075-46-BZ

APPLICANT—Lama and Proskauer, for Osher and Reiss, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution, re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing building for additional garage for five trucks, using more than the permitted area.

PREMISES AFFECTED—1110 Utica avenue and 4913-4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lania and Joseph Reiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1075-46-BZ)

WHEREAS, this application under sections 7c and 21 of zoning resolution, to permit in a business use, C area district, the extension to existing building for additional garage for five (5) trucks using more than the permitted area, affecting premises 1110 Utica avenue and 4913 to 4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn, was granted by the Board October 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

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hereby *amend* the resolution of October 28, 1947 by adding thereto:

"that irrespective of the terms of this resolution, the portion of the existing building now occupied as a four car garage for employees' cars, opening upon Utica avenue, may be continued for a term of five (5) years from the date of this *amended* resolution, on condition that at the termination of such term, the requirements of the resolution adopted October 28, 1947 shall be complied with in all respects."

151-47-BZ

APPLICANT—John J. McNamara, for Coyou Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection and maintenance of a motion picture theatre using more than the area permitted.

PREMISES AFFECTED—3839-3849 Flatlands, north side, 100 ft. $\frac{3}{8}$ in. west of Flatbush avenue (Block 7818, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Shrank and John F. Fabregas, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (151-47-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C and D area districts, the erection and maintenance of a motion picture theatre using more than the area permitted; affecting premises 3839-3849 Flatlands avenue, north side, 100 ft. $\frac{3}{8}$ in. west of Flatbush avenue (Block 7817, Lot 6), Borough of Brooklyn, was granted by the Board on November 5, 1947; on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 5, 1947 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

247-47-BZ

APPLICANT—Richard Shutkind, for Consolidated Syrup Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—1745 West Farms road, southwest corner of East 174th street (Block 3015, Lot 25), Borough of The Bronx.

APPEARANCES—

For Applicant: Richard Shutkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (247-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in business and unrestricted use districts, the erection and maintenance of a garage for more than five (5) motor vehicles affecting premises 1745 West Farms road, southwest corner of East 174th street (Block 3015, Lot 25), Borough of The Bronx, was granted by the Board November 12, 1947, on certain conditions; and

WHEREAS, the applicant requested time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 12, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"that in view of the statement by the applicant that complete plans have been filed with the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

662-47-BZ

APPLICANT—H. J. Levinson, for Ernestine Orsi, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, more than one building on a plot and the reconstruction of existing gasoline service station to include office, motor vehicle repair shop, lubritorium and stockroom.

PREMISES AFFECTED—165-15 Rockaway boulevard and 165-09 147th avenue, northeast corner (Block 13297, Lot 1), South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: H. J. Levinson and August Orsi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (662-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station to include office, motor vehicle repair shop, lubritorium and stockroom, affecting premises 165-15 Rockaway boulevard, and 165-09 147th avenue, northeast corner (Block 13297, Lot 1), South Jamaica, Borough of Queens, was granted by the Board on September 23, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 23, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed and that additional time is required to complete the work and obtain a C.O., all permits shall be obtained and all work completed and a C.O. obtained within six (6) months from the date of this resolution (Alt. App. 1294-47)."

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435-48-BZ

APPLICANT—Samuel Rosenblum, for 127 West 49th Street Corp., and Estates of Emanuel Arnstein and George Backer, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7f of the zoning resolution, permitting in a retail-1 use district, the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on the first floor and open air parking on the roof, also to be used in conjunction with existing garage for more than five motor vehicles and stores (previously granted by the Board) on West 50th street, both to be connected by ramps.

PREMISES AFFECTED—127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (435-48-BZ)

WHEREAS, this application under sections 7c and 7f of the zoning resolution, to permit in a retail-1 use district, the reconstruction of existing garage and stores on West 49th street to be used for the storage of more than five motor vehicles on first floor and open air parking on roof, and also to be used in conjunction with existing garage for more than five (5) motor vehicles and stores, on West 50th street, both to be connected by ramps, affecting premises 127-133 West 49th street, north side, 362 ft. east of 7th avenue and 128-134 West 50th street (Block 1002, Lots 15, 17, 18 and 46), Borough of Manhattan, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 29, 1948 by adding thereto:

"that in the event the owner desires to make a revision of the layout of the ramps and to use the second story of the 49th street premises for garage purposes and also the roof of the proposed second story, such changes as proposed and as indicated on revised plans marked "Received October 26, 1948," four sheets, and marked "Received November 4, 1948," one sheet, may be permitted *on condition* that in all other respects, the resolution adopted by the Board on June 29, 1948 shall be complied with."

571-48-BZ

APPLICANT—Albert Melniker, for Juleb Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a public garage for more than five motor vehicles, motor vehicle repair shop and motor vehicle showroom.

PREMISES AFFECTED—2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (571-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as public garage for more than five (5) motor vehicles, motor vehicle repair shop and motor vehicle show room; affecting premises 2505 Hylan boulevard, west side, from New Dorp lane to Coddington avenue (Block 4221, Lots 1 and 67) New Dorp, Borough of Richmond, was granted by the Board October 5, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 5, 1948 by adding thereto:

"that in the event the owner desires to increase the area of the building as indicated on revised plans marked "Received October 26, 1948," two sheets, such increase of the surface area of the building and the second floor may be increased as thereon shown, *on condition* that in all other respects, the resolution adopted by the Board on October 5, 1948 shall be complied with and the requirements of the zoning resolution as to area in connection with the extended area of the building shall be complied with."

736-45-BZ

APPLICANT—J. G. L. Molloy, for The Rector, Church Wardens and Vestrymen of Trinity Church in the City of New York, owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application (decision of the borough superintendent) previously denied under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use district, the erection of a gasoline service station, lubricatory, office, repairs for four cars and car washing.

PREMISES AFFECTED—3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

297-48-BZ

APPLICANT—Lama and Proskauer, for Samuel Cohn, owner.

SUBJECT—Application for consideration—reopening and rehearing on new proposal—re Application (decision of the borough superintendent), previously denied, under section 21 of the zoning resolution,

MINUTES

to permit in a business use, C area district, the erection and maintenance of a warehouse for the storage of merchandise sold by the owner, (nursery furniture, perambulators and toys); using more than the area permitted.

PREMISES AFFECTED—2513 Tilden avenue, north side, 100 ft. 2½ in. east of Lott street (Block 5128, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 30, 1948, as they appeared in Bulletin No. 14, Vol. 33, are hereby corrected to read as follows: *

56-48-BZ

APPLICANT—Joseph J. Furman, for Bloom and Krup, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to existing building by addition of a second floor, using more than the area permitted.

PREMISES AFFECTED—407-409 East 12th street, north side, 100 ft. east of 1st avenue and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Opposition: Solomon D. Monshine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (56-48-BZ)

WHEREAS, Joseph J. Furman for Bloom & Krup, owners, filed January 21, 1948 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension to an existing building by the addition of a second floor, using more than the area permitted, affecting premises 407 to 409 East 12th street, north side, 100 ft. east of 1st avenue and 206 1st avenue (Block 440, Lots 5, 55 and 56), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, March 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 12th street is in residence and local retail use, B area, class 1½ height districts; 1st avenue is in local retail and retail use, B area, class 1½ height districts; the site is in residence, local and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated January 21, 1948 on Alt. Applic. 1894-47 reads:

"2. Repeat. Proposed extension for commercial pur-

poses in residence, retail and local retail districts is contrary to Art. II—Section 3 Z.R.

"6. Repeat. Area of coverage for extension contrary to Section 12B-b Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 ft. 8 in. frontage by 132 ft. 7 in. in depth, irregular, on which are located two buildings, one used as a garage for not more than five cars, and the other as a store and showroom, 48 ft. 8 in. front by 132 ft. 7 in. in depth, irregular, one story 13 ft. in height, of class 3 construction; that the building on 1st avenue is 19 ft. 2 in. front by 90 ft. 9 in. in depth, irregular, 3 stories, in height, of class 3 construction; that this building is connected with one on East 12th street and is used as the main entrance for all incoming and outgoing customers; that it is proposed to alter the premises by extending, for one story, the height of the buildings facing on East 12th street to be 24 ft. in height, of class 3 construction; and

WHEREAS, the applicant contends that the proposed extension is due to increased business in these premises; that present space conditions are extremely congested and it is almost impossible to carry on everyday business activity; that this business has been conducted by the owner for almost 20 years and has served the community with general house furnishings and supplies; that East 12th street between 1st avenue and avenue A was rezoned November 29, 1946 from business use to residential use but has a larger number of non-conforming uses therein of a much more obnoxious use than the proposed extension which is merely a retail business, servicing the tenants in the immediate neighborhood; that the Stuyvesant Town project which is a short distance from the site has brought thousands of families to this community and is dependent on this and other retail stores to service the tenants of this project and has very few stores in it, excluding a store of this nature; that it was originally the intention of the owners to erect a two story building but scarcity of labor and materials influenced the owners to proceed with one story in 1945; that immediately thereafter the zone was changed; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution and that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit the additional coverage of area as proposed, *on condition* that the spaces now indicated as vacant at the rear of Lot 55, having an area of 25 by 33 feet shall remain unbuilt upon; and *granted* under section 7c to permit the extension of the existing building into the more restricted district as proposed and as indicated on plans filed with this application, marked "Received January 21, 1948" (5 sheets), *on condition* that the proposed second story shall be used for showroom only and not for storage; that the first floor shall be continued to be used for *store*, storage, receiving and delivering of merchandise; that the design of the building on East 12th street shall be substantially as proposed and the windows on the second story shall be as proposed and not designed or used as show windows; that no signs shall be erected on the building on East 12th street; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

* Correction—The word "store" inserted in line 82 of the resolution and the words "other than necessary directional signs in connection with the automobiles displayed" deleted in lines 88 and 89 of the resolution.

BULLETIN

DEC 14 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

* All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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Rules Directory.

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Minutes of Regular Meeting, Tuesday Afternoon, November 16, 1948. Affecting Calendar Numbers 352-48-A, 509-48-A, 901-48-A, 908-48-A, 152-44-A, 620-45-A, 1344-39-A, 186-44-A, 750-48-A, 756-48-A, 528-47-A, 767-48-A, 871-48-A, 1220-23-BZ, 204-24-BZ, 686-30-BZ, 191-33-BZ, 244-36-BZ, 38-40-BZ, 423-41-BZ, 10-42-BZ, 577-42-BZ, 186-45-BZ, 395-46-BZ, 707-46-BZ, 742-46-BZ, 128-47-BZ, 1002-47-BZ, 204-48-BZ, 1268-24-BZ, 11-37-BZ, 178-39-BZ, 1437-39-BZ, 184-44-BZ, 46-44-BZ, 1074-46-BZ, 312-47-BZ and 486-39-SM.

(Remaining minutes will be printed in the Bulletin of November 30, 1948).

Correction Affecting Calendar Number 255-41-A.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 16, 1948.

Cal. No. Dept. Premises Affected.

965-48-SA—A.M.C. and/or Wizard Automatic Clothes Washing Machine, Appliance.

966-48-BZ—H.B.B.—2712-2722 Coney Island avenue, northwest corner of Dunne Court (Block 7204, Lot 82), Borough of Brooklyn, N.B. 1592-48.

967-48-BZ—H.B.B.—3437 Nostrand avenue, southeast corner of Gravesend Neck road (Block 7363, Lots 67 and 68), Borough of Brooklyn, N.B. 1418-48.

968-48-A—H.B.B.—1707-1711 Broadway and 1-9a Cooper street, northwest corner (2nd and 3rd floors); (Block 3432, Lots 1 and 2), Borough of Brooklyn, Alt. 3672-48.

969-48-SM—United States Gypsum Co., Auditone B and C Flameproofed with Albi R, manufactured by United States Gypsum Co., Material.

Restored to Docket.

1344-39-A—F.D.—319-329 McKibben street, north side, 120 ft. west of White street and 316-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn, 17712-LC.

1550-39-SM—USG Weatherwood Insulating Fibreboard, manufactured by United States Gypsum Co., Material.

486-39-SM—USG Sheetrock and Samson Wallboard, manufactured by United States Gypsum Co., Material.

1074-46-BZ—H.B.B.—1196-1200 Coney Island avenue, west side, 400 ft. north of Avenue I (Block 6513, Lots 24, 25 and 26), Borough of Brooklyn, N.B. 2255-46.

11-37-BZ—H.B.Bx.—6011 Broadway, west side, 75 ft. north of Spuyten Duyvil parkway (Block 3515F, Lot 305), Borough of The Bronx, Amendment to N.B. 795-48.

312-47-BZ—H.B.Q.—23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83, 84 and Lot 85), Long Island City, Borough of Queens, N.B. 7484-46.

1268-24-BZ—H.B.M.—142-162 East 31st street and 446-448 3rd avenue, southwest corner (Block 886, Lots 50, 51 and 56), Borough of Manhattan, Alt. 1558-48.

184-44-BZ—H.B.M.—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan, Alt. 262-44.

186-44-A—H.B.M.—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan, Alt. 262-44.

1437-39-BZ—H.B.Q.—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens, Alt. 2568-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Certificate of Occupancy, approved formDec. 28, 1943—Vol. 28, No. 52A

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 23, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 23, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

CALENDAR

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

674-48-BZ—Application, April 21, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Inter-County Theatres Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores; premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

744-48-BZ—Application, August 5, 1948, under sections 7c and 21 of the zoning resolution, of Daniel Santoro, applicant, on behalf of Edward Ciazso Associates, owner, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted; premises 334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

368-48-BZ—Application, April 22, 1948, under sections 7c and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 58 Greenwich Avenue, Inc., owner, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted; premises 58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

719-48-BZ—Application, July 26, 1948, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Madison French Laundry, Inc., owner, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors; premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering

Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

739-48-BZ—Application, July 30, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

514-27-BZ—Application of Herman E. Horwood, applicant, on behalf of Michael and Joseph Abruzese, owners, reopened September 21, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the additional use of motor vehicle repair shop to existing storage garage for more than five motor vehicles (previously granted by the Board); premises 4550 White Plains Road (avenue) east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx.

907-48-A—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (1st floor); (Block 5084, Lot 30), Borough of The Bronx.

384-48-BZ—Application April 28, 1948, under sections 7c, 7i and 21 of the zoning resolution of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing and retail sales and motor vehicle repair shop; premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

773-48-BZ—Application, September 3, 1948, under sections 7e, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop,

CALENDAR

with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

894-48-BZ—Application, October 18, 1948, under section 21-C of the zoning resolution, of William M. Dowling, applicant, on behalf of United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot; premises Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

686-48-A—21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens.

687-48-A—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens.

422-47-SA—The Liquiflow CO² Receiver for use of Liquid CO² instead of Solid Carbon Dioxide (Dry Ice); (reopened June 22, 1948).

829-48-SA—Nu-Way Oil Burner, Models A-2; A-4; XL-2; XL-6 XL-12; XL-20 XS-2; XS-4 and XLO, XLO to be marketed as Afco Oil Burner; Bard Oil Burner; Certified Oil Burner; Fire Power-O-Matic Oil Burner; Hall-Neal Victor Oil Burner; J & C Oil Burner & Power Oil Burner; Leeson Oil Burner; McDonal Oil Burner; Meyer Furnace Co. Oil Burner; Round Oak Co. Oil Burner; Rudy Oil Burner; Shepard Oil Burner; Silver Seal Oil Burner; Thatcher Oil Burner; Waterbury Oil Burner; Weil McLain Nu-Way Oil Burner and Model A2 and A4 to be marketed under the trade name of Fire Tender Oil Burner.

660-46-SM—Fireye System; Systems FF-1; FF-2; FF-3; FF-5 and FF-6 (reopened January 13, 1948).

40-48-SM—F. Schumacher and Co. Nylon Woven Fabrics (reopened October 13, 1948).

819-48-SM—Dunbrik Concrete Face Brick.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 23, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 23, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

889-48-A—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Central avenue).

887-48-A—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

864-48-A—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

858-48-A—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lot 125), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed extension of Archer avenue).

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

870-39-A—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan (reopened September 21, 1948; previously granted on condition).

837-48-A—602-608 Cleveland street and 957 Blake avenue, northeast corner (Block 4048, Lot 1), Borough of Brooklyn.

870-48-A—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

18-46-A—5-11 Cook street, north side, 25 ft. east of Manhattan avenue (Block 3113, Lot 33), Borough of Brooklyn (reopened October 26, 1948; previously granted on condition).

910-47-A—1408 Bedford avenue and 620 St. Marks avenue, southwest corner (2nd floor); (Block 1224, Lot 42), Borough of Brooklyn (reopened May 4, 1948).

657-48-A—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

658-48-A—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

659-48-A—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

939-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

940-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

941-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

754-48-A—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan.

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957-48-A—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71, inclusive), Borough of Manhattan.

1000-47-A—8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn (reopened November 9, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

787-19-BZ—Application of Kitzler and Nurick, applicants, on behalf of 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee), reopened June 29, 1948, under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop); premises 343 to 361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265 to 273 5th street (Block 984, Lot 1), Borough of Brooklyn.

842-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of James E. McKillop, applicant, on behalf of Mae Bertles, owner, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling; premises 198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under

section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

164-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Joseph P. Clavin, owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment (previously granted by the Board) and proposed extension of business use in excess of that granted by the Board; premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

165-46-A—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

717-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Rose Liebson and Harry Nudelman, owners, reopened October 5, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area (previously granted by the Board) to include lubritorium, auto laundry, motor vehicle repair shop, the parking of cars waiting to be serviced, sale of accessories and office; premises 104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens.

212-48-BZ—Application, March 10, 1948, under section 7i of the zoning resolution, of Harry Miceli, applicant and lessee, on behalf of Ruth Goldberg, owner, to permit in a business use district, a motor vehicle repair shop and the sale of used motor vehicles; premises, 2573 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W (Block 7371, Lot 59), Borough of Brooklyn.

404-48-BZ—Application, May 4, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction, extension in area and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle repair shop; premises 8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn.

550-48-BZ—Application, June 3, 1948, under sections 7c and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of West 17th Street Garage, Inc., owner, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors; premises 214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

551-48-A—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan.

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

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794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

356-43-SM—Battleship Liquid Asbestos Coating (reopened November 25, 1947 re amendment of resolution to permit use of material on concrete deck); (previously approved on condition).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

930-48-A—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

815-48-A—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

816-48-A—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

113-48-A—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn (reopened and restored to calendar April 20, 1948; previously dismissed for lack of prosecution).

HARRISH. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection

and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Propper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7e, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

184-44-BZ—Application of Kaye, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

CALENDAR

518-46-BZ—Application of Oscar I. Silverstone, applicant, on behalf of Alanfra Realty Corp., owner, reopened July 20, 1948, under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling, to restaurant, cabaret and heretofore converted Class A multiple dwelling; premises 13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

795-48-BZ—Application, September 3, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Oswald Fischer, applicant, on behalf of Frederick Frachioni, owner, to permit in a business use, D area district, the extension of existing building and existing uses to include storage of more than five motor vehicles, display of motor vehicles, office, parts department, auto body repairs, paint shop and display of auto parts, using more than the area permitted, and without the required rear yard; premises 74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Jackson Heights, Borough of Queens.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Wallett, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

827-48-A—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

780-48-A—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 14), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

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810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 16, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 9, 1948, were approved as printed in Bulletin of November 16, 1948, Vol. 33, No. 46.

ZONING APPLICATIONS

787-19BZ

APPLICANT—Kitzler and Nurick, for 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee).

SUBJECT—Application reopened June 29, 1948—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop).

PREMISES AFFECTED—343-361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: Mary Cestari, Elizabeth Pugliese, Gennaro Paolillo, Anna Esposito, John Esposito, Mary Costellano and G. De Pinto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, John J. Saunders, Board of Education and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for applicant to file new plans without new door to 5th street; hearing closed.

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application reopened September 21, 1948—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for further consideration.

1178-40-BZ

APPLICANT—Herman Kron and Jerome Voletsky, for Trustee of Columbia University, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Jerome Voletsky Jacob Goldstein.

For Opposition: Alexander Eltman, W. Meyerson and Herman Grant.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for applicant to file revised plans, including additional lots and to file a new decision of borough superintendent; also to file authorization of owner of said lots.

707-48-BZ

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

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APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for further consideration by the Board; hearing closed.

719-48-BZ

APPLICANT—Siegel and Green, for Madison French Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors.

PREMISES AFFECTED—407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: S. M. Rabadan, Benjamin Windt and Morris Guttman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. at request of the Board, for inspection.

739-48-BZ

APPLICANT—Lama and Proskauer, for Estate of Hyman Arkway (Abraham Wolodarsky, Executor), owner (Corbin and Morrison, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m. for inspection and decision without further argument. The applicant stated that the apartment has been used for twelve (12) years for the private telephone exchange as now proposed; that this exchange was installed without permit from the department of housing and buildings; and that no violation has been issued up to the time of filing this application.

842-48-BZ

APPLICANT—James E. McKillop, for Mae Bertles, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling.

PREMISES AFFECTED—198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop.

For Opposition: George Fadool and Frank Lewnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for inspection and decision without further argument.

812-41-BZ

APPLICANT—Kitzler and Nurick, for C. J. Neumann Realty Corp., owner (Ace Motors, Inc., lessee).

SUBJECT—Application reopened July 13, 1948—Application (decision of the borough superintendent) under sections 7c, 21 and 7A of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline station, office, greasing, locker rooms and storage of packaged materials, to gasoline service station, office, greasing, auto laundry, motor vehicle repair shop, showroom and storage of packaged materials (auto accessories); (previously granted for reconstruction and extension of existing gasoline service station); and with show windows beyond the permitted distance.

PREMISES AFFECTED—1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner, Block 7815, Lots 32 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: David Bergner, Murray Mizrahi, Sylvia T. Kohen, Mary Fiume, Mae Alper, Cele Trabeck, Rose Jannello, Sadie Nice and Frank Oreckinto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, after argument.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1460-23-BZ

APPLICANT—Reginald S. Hardy, for Coney Realty Corp., owner.

SUBJECT—Application reopened June 29, 1948—Application (decision of the borough superintendent) under sections 7a and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot, to be used as a salesroom for the sale and display of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and Arthur Wihwyk.

For Opposition: Beatrice Laffman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1460-23-BZ)

WHEREAS, this application under the zoning resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and stores, except for the frontage of 15 feet at the corner of Avenue I, affecting premises 1239-49 Coney Island avenue, Borough of Brooklyn, was granted by the Board on April 8, 1924, on certain conditions, and the resolution was

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amended on September 30, 1924, to omit stores on the Coney Island avenue front; and

WHEREAS, upon request for amendment to consider alteration to permit a gasoline selling alcove across the frontage of the garage, the request was withdrawn on February 17, 1931 after a report of committee of the Board recommended denial; and

WHEREAS, under Cal. 199-32-BZ, an application was denied on June 1, 1932, under section 21 of the zoning resolution, to permit inclusion of a gasoline service station; and

WHEREAS, a later application under sections 7a and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of lot adjoining garage and gasoline station (on the 15 ft. frontage at the corner of Avenue I) and with a show window more than the permitted distance from intersection abutting a residence use district, to be used for the sale and display of motor vehicles affecting premises 1249 Coney Island avenue and 1101 Avenue I, northeast corner (Block 6695, part of Lot 48), Borough of Brooklyn, was denied by the Board on July 25, 1947; and

WHEREAS, on May 24, 1948, the court referred the matter back to the Board to reconsider application of the petitioner, made at the close of the hearing before the Board, and to make a determination in accordance with the present position of the petitioner in asking only for permission to maintain a building in conformity with provisions of the zoning resolution on the vacant portion of the premises; and

WHEREAS, the applicant requested reopening of this application and reconsideration under sections 7a and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a building on the unbuilt upon portion of the lot, to be used as a salesroom building conforming with the zoning requirements; and

WHEREAS, this application was reopened on June 29, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue I is in residence and business use, C area, class 1¼ height districts; Coney Island avenue and the site are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated May 24, 1948 as to N. B. Applic. 601-47 reads:

"1. The original permit for a public garage was approved by the Bd. of Standards and Appeals under Cal. 1460-23-BZ on condition that the southerly wall be set back at least 15 ft. from Ave. I. This space should not be built upon unless the Board grants its approval."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, on which is located a building 120 ft. by 70 ft. in area, one story in height, presently used as a garage; that it is proposed to build a one story building on the unbuilt upon portion of the plot, 70 ft. deep, of class 3 construction, to be used for the sale and display of motor vehicles; and

WHEREAS, the applicant contends that the resolution of the Board adopted under Volume I provides "that the street wall on Avenue I be set back 15 ft. from the building line"; that the street wall referred to is that of the garage; that there is no restriction against the use of the intervening strip of land except, of course, the implied restriction that it may not be used for garage purposes; that certainly, there is no prohibition against its use for a conforming purpose; that the owner does not propose to use this portion of its property for garage use nor for any use which might be considered an extension of the garage use; that the proposed building will be used solely as a sales place and display room for motor vehicles; that it will not be connected with the garage in any manner for the present southerly wall of the garage will have openings blocked up; that no repairing or servicing of motor vehicles will be

conducted in the proposed building and the occupancy will be conforming in every respect; that the resolution does not, therefore, prohibit the use of this set-back strip for a conforming use and the owner is entitled to erect the proposed building thereon; that this interpretation does not do violence to the intent and purpose which prompted the Board to impose the set-back restriction; that the purpose in placing this restriction on the garage was to protect the nearby properties on Avenue I and to isolate them from the garage use; that this purpose can be carried out to the fullest extent by permitting the erection of a conforming building on this lot; that the erection and maintenance of a conforming building will afford greater protection for the nearby properties on Avenue I than the present vacant lot which, as the Board pointed out in a prior proceeding, is used as a means of entering the gasoline service station area directly to the north and also occasionally for the temporary placing of cars thereon; and

WHEREAS, the premises and area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision a, of the zone resolution; and

WHEREAS, the Board finds that it was not intended to preclude the erection of a building on the fifteen ft. frontage excluded for garage use provided any building erected conformed in all respects with all laws applicable.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zone resolution and that the application be and it hereby is granted to permit the portion of Lot 48, now unbuilt upon as required by the resolution adopted by the Board under this Cal. No., Vol. I, in 1923, to be covered by a one story building and to be occupied only as an automobile showroom with no connection to the adjoining garage building on the lot as proposed and as indicated on revised plans marked "Received October 19, 1948," 2 sheets, *on condition* that there shall be no door openings to the building except the doorway at the front from Coney Island avenue and a door at the rear for exit purposes only as indicated; that in the wall along Avenue I there may be glass block as shown with no openings therein; that such glass blocks shall comply with the approval of such material in exterior walls; that the rear wall of the building shall not be nearer to the rear lot line than 7 ft. 4 in. as proposed and shown; that the rear space shall be unused except for exit purposes and shall be paved with concrete; that along the rear lot line and the street building line from the adjoining premises to the building wall there shall be erected a woven wire fence erected on a concrete base not less than 1 ft. in height to a total height of not less than 5 ft. 6 in. with no openings therein except a gate for exit purposes to Avenue I; that no show windows shall be constructed along Avenue I, except as indicated at the corner of the building for a total of not over 2 ft. 4 in.; that in all other respects the building and occupancy shall comply with the zoning resolution and with all laws, rules and regulations applicable thereto; that there shall be no roof signs or temporary signs installed or maintained; that no signs shall be erected along the Avenue I side wall of the building for a distance greater than 5 ft. from the front of the building; that the building shall be erected not nearer to Coney Island avenue than as proposed; that openings in the garage wall shall be blocked up with approved masonry and no openings shall be constructed between the adjoining garage building and this salesroom building; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

92-37-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution.

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tion, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and the extension of existing area for parking and storage of more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher, Alfred G. Vollmar and Abraham Bendelson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-37-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles, affecting premises 912 East 172nd street and 1509-1519 Southern boulevard, southwest corner (Block 2977, Lot 103), Borough of The Bronx, was denied by the Board June 2, 1937; and

WHEREAS, a later application under section 7c of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station so as to include the parking and storage of more than five motor vehicles, was granted by the Board on June 24, 1941, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension of use of the gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and increase in the extent of area for parking and storage of more than five (5) motor vehicles, affecting premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx; and

WHEREAS, this application was reopened on September 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 172nd street, Southern boulevard and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 9, 1948, acting as to amendment to N.B. Applic. 196-48, reads:

"Amendment disapproved with the following objection repeated—

1. Proposed gasoline service station, retail sales, minor repairs, lubritorium, car washing and parking for more than five motor vehicles, located in a business use district is contrary to Art. 2, Sec. 4(a) 15 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. front by 100 ft. in depth, on which is located a building 28 ft. 10 in. by 20 ft. one story in height, used as an office; that there are also two open grease pits and a three pump concrete island; that the existing parking is enclosed by a chain link fence; that it is proposed to remove existing building and to erect a building 48 ft. by 30 ft. one story, 13 ft. in height, of Class 3 construction, to be used as office, lubritorium, auto laundry storage and heater room and work space; that the island will be short-

ened and pits removed; that the existing curb cuts will remain and also the fencing; that it is proposed to continue the existing parking and to extend the westerly 30 ft. portion of lot; and

WHEREAS, the applicant contends that the entire structure will be faced with white stucco finish or porcelain enamel skin; that the work space is required for minor repairs as are customary at, and accessory to, a gasoline station; and

WHEREAS, the premises have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i, to permit the existing gasoline service station to be reconstructed as proposed on condition that the existing office building and open grease pits and pumps shall be removed from the premises and a new accessory building erected as proposed and indicated on plans filed with this application marked "Received September 7, 1948," 4 sheets, *on condition* that in all other respects the accessory building shall comply with the requirements of the building code therefor; that that heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded; that the heater room shall be entered only from the exterior; that the pumps as proposed shall be erected not nearer than 10 ft. from the street building line of Southern boulevard; that the use of the portion of the plot for parking shall be in accordance with the requirements of the resolution adopted by the Board on June 24, 1941, except that such area may be increased northerly as proposed on plans marked received September 7, 1948; that existing curb cuts may be continued except that any curb cut nearer than 5 ft. to either street building line as prolonged shall be moved so that no part of the curb cut shall be nearer than 5 ft. to the street building lines as extended; that within the building line at the intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line for a height of not less than 12 in.; that such block of concrete may be segmental in shape; that the entire premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt or other reasonably impervious paving; that adequate fences shall be maintained on the interior lot lines; that the entire plot shall be graded to the same grade level; that requirements as to signs shall be in accordance with the resolution adopted June 24, 1941; that no roof signs or temporary signs shall be erected; that permitted signs shall be restricted to a permanent sign attached to the facade of the new accessory building as proposed and to the illuminated globes of the pumps and to the parking sign, advertising the parking use as permitted under the resolution adopted by the Board on June 24, 1941, including such additional information as may be required by the Commissioner of Licenses, and permitting the erection within the building line, at the intersection, of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

395-48-BZ

APPLICANT—Cafiero and Lacerenza, for Sarah Cohen, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building, using more than the area permitted.

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PREMISES AFFECTED—2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Max Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (395-48-BZ)

WHEREAS, Cafiero and Lacerenza, for Sarah Cohen, owner, filed April 29, 1948, an application under sections 7a and 21 of the zoning resolution, to permit in residence and business use, C area, districts, the extension to existing building, using more than the area permitted, affecting premises 2838 Atlantic avenue and 182-192 Schenck avenue, southwest corner (Block 3963, Lot 16), Borough of Brooklyn; and

WHEREAS, a public hearing was held on October 26, 1948, after due notice by publication in the Bulletin; and laid over to November 16, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue is in a business use, C area and Class 1 height district; Schenck avenue and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1948 as to Alt. Applic. 3889-47, reads:

"1. Auto springs and blacksmith shop located in partly Business & partly Residential use district, is contrary to Art. II, Sect. 4, par. 4 of Zone Resolution.

2. Area of extension exceeds permissible area under sect. 13, Art. IV of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. 0½ in. front by 106 ft. in depth (irregular) on which is located a building 25 ft. 0½ in. front by 62 ft. in depth, one story 13 ft. in height, of Class 3 construction, used as an auto springs and blacksmith shop; that it is proposed to erect an extension 38 ft. in depth in the rear of lot, one story 13 ft. in height, of Class 3 construction, to be used in connection with existing use; and

WHEREAS, the applicant contends that an increase in business makes it necessary to expand; that the proposed addition will provide the necessary space; that the proposed extension will not adversely affect any other property in the area; that it would be a hardship on the owner to prevent the reasonable use of the premises as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision a, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to extension of area, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the extension of the existing building as proposed and as indicated on plans filed with this application marked "Received April 29, 1948," 6 sheets, *on condition* that the entire building shall be occupied for the existing use; that the space to be left unbuilt upon at the rear shall be properly paved and drained; that a suitable fence and gate shall be erected on the rear lot line and on the street building line across

such space; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no windows shall be constructed on the interior lot line to the west in the new extension; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

546-48-BZ

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from warehouse to storage of more than five motor vehicles and warehouse on first floor.

PREMISES AFFECTED—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Building #39); (Block 199, part of Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Opposition: Philip Steigman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (546-48-BZ)

WHEREAS, L. E. Driver, for New York Dock Company, owner, filed May 27, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in business and unrestricted use districts, the change in occupancy from warehouse to storage of more than five (5) motor vehicles and warehouse on 1st floor, affecting premises 172-174 Furman street, (Bldg. No. 39), west side, 887 ft., 9 in. north of Montague street (Block 199, part of Lot 3), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Furman street is in a business use, A and B area, Class 2 height district; the site is in business and unrestricted use, A and B area, Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1948, as to Alt. Applic. 981-48, reads:

"2. The change of occupancy from a warehouse to the storage of more than five (5) motor vehicles in a building located on a lot that is partly in a business use district and partly in an unrestricted use district is contrary to Art. II, Sec. 4a, S.S. 15 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 57 ft. 1 inch front by 169 ft. in depth, on which is located a building covering the entire plot, 5 stories, 62 ft. 5 in. in height, of Class 3 construction, presently used as a warehouse (known as Bldg. No. 39); that it is proposed to use the truck driveway space on first floor as a non-storage garage for more than five motor tractors owned by the New York Dock Co.; and

WHEREAS, the applicant contends that the building has no cellar; that it is accessible from three sides, the east fronting on Furman street, the north an open private driveway and the west fronting on the marginal wharf along the waterfront; of Class 3 construction, unheated and used as a storage warehouse for general merchandise throughout, except enclosed truck driveway area on 1st floor; about 10

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males are intermittently engaged in this building and adjacent warehouse, no person or persons permanently employed at any time; that this truck driveway area which is designated for the proposed storage of tractors, is now segregated from the adjacent warehouse portion on the 1st floor by an unpierced 16" brick buttressed wall; that it is proposed to erect beneath the present second floor over the driveways, leaving an air space of 17 in., an independent ceiling of 2 in. gypsum plank secured to the underside of structural steel beams that would completely isolate the garage space in question from the floors above; that the tractor equipment that would be stored therein is wholly owned and operated by the company in connection with its storage warehouse business which is conducted entirely during daylight hours; that no repair work would be performed and no facilities for re-fueling are contemplated; that besides being available to fire boats, the immediate vicinity is presently well supplied with high and low pressure fire hydrants; that the locality is provided with exterior private watchman service by the owner and is protected by numerous nearby watchman and fire alarm stations; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof to permit a portion of the building as proposed and as indicated on plans filed with this application, marked "Received May 27, 1948" (3 sheets) for the storage of not over thirty (30) tractors used solely by the New York Dock Co. for transferring merchandise from warehouses to piers, *on condition* that no repairing or servicing of gasoline to such trucks shall be done within the building; that any servicing of gasoline shall be done at adjacent premises under the same ownership on lot 12 where permits are now in force for storage of similar trucks and for gasoline supply; that nothing in this resolution shall be deemed to allow the use of this building for garaging motor vehicles other than the tractors herein permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 547-48-A; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct and other fire protection service maintained as proposed; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

548-48-BZ

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms, using more than the area permitted.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (548-48-BZ)

WHEREAS, Samuel Rosenblum for Grand Holding Corporation, owner, filed June 3, 1948, an application under sections 7f, 7i and 7e of the zoning resolution, to permit in residence and retail use, D area districts the reconstruction of existing multiple dwelling for the erection and maintenance of a gasoline service station, motor vehicle repair shop and sales rooms using more than the area permitted, affecting premises 577 to 581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 5, 1948, after due notice by publication in the Bulletin; and laid over from time to time, and last laid over to November 16, 1948, for the applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Corlears street and Grand street are in a retail use, D area and class 1 height district; Monroe street and the site are in residence and retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1948, as to Alt. Applic. 596-48, reads:

"1. Proposed change of use in a Class 3 building located within retail 1-D district exceeding one story in height from stores on 1st floor and vacant on 2nd floor into a gasoline service station, repair shop and sales rooms is contrary to Art. II S. 4 zoning resolution.

"3. Lot coverage exceeds permissible area as per Art. IV, Sect. 14 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 64 ft. 8 in. front by 96 ft. 5 in. in depth, irregular, on which is located a five story building, presently vacant, formerly used as stores and multiple dwelling (Lots 35 and 36); that Lot 34 is presently vacant; that it is proposed to remove the three upper stories of the five story building and erect a two story structure on the front of which there would be a gasoline service station; that to the westerly part of the first story there would be two stores to be used for automobile accessories; that the second story would be used for salesrooms for auto supplies; and

WHEREAS, the applicant contends that the modernization of this property will result in rehabilitating this block so that it can be used for activities that are desperately needed in this section of the city; that there are many non-conforming uses in the immediate vicinity of this property, many of permanent nature, so that conforming this section as retail district is very remote; that there is, immediately in back of the premises, a two story iron warehouse and in the immediate vicinity there are warehouses, factories, garages and structures of a similar nature; that Grand street is a through street being used in conjunction with the East River drive, a junction point for through traffic; that considering the nature of the structures that are in this immediate vicinity, and the non-necessity for a retail shopping centre in this neighborhood, the decadent appearance of the structures in this vicinity, of unoccupied and boarded up buildings, it is requested that a variation to permit the above gasoline service station and repair shop be granted; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7e and 7i thereof, for a term of ten (10) years to permit the premises to be occupied as proposed and as indicated on plans filed with this appeal marked "Received June 3, 1948," 5 sheets, as amended by revised plan marked "Received November 12, 1948," 1 sheet, as an automobile repair shop and sale of automobile accessories on condition that in all other respects the building and occupancy shall comply with all laws, rules

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and regulations applicable thereto, other than as modified by the Board under Cal. 549-48-A; that two gasoline pumps for dispensing gasoline to customers having cars repaired in the building, but not for general sale, may be maintained between the proposed front of the building and Grand street, provided such pumps are not nearer than 25 ft. to the street building line but not adjacent to building as shown on amended plan; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that repair work shall be mainly by hand tools except that a grinder and drill may be permitted, provided such equipment requires motor power of not more than one-half horse power each; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

650-48-BZ

APPLICANT—Simeon Heller, for Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the business use district, portion of a plot located in a residence and business use district, the sale and display of more than five motor vehicles.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (650-48-BZ)

WHEREAS, Simeon Heller for Peter Scalia and John P. Gering, owners, Joni Lynn, Inc., lessee, filed July 2, 1948, an application under section 7e of the zoning resolution, to permit in the business use district portion of a plot located in residence and business use districts, the sale and display of more than five (5) motor vehicles; affecting premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59) Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on October 19, 1948, after due notice by publication in the Bulletin; and laid over November 16, 1948 for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, C area and class 1 height district; 56th avenue and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1948, as to Misc. Applic. 3354-48, reads:

"1. The sale and display of more than five cars in a business district is contrary to Art. II, Sec. 4 (15) of zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.25 ft. front by 145 ft. in depth, on which are located two 10 ft. by 12 ft. offices and a canopy 106 ft. by 17 ft. used at present for the sale of more than five motor vehicles (used); that it is proposed to use the property to a depth of 100 ft. for the sale and display of more than five used cars; that it is also proposed to erect a 4 ft. 6 in. cyclone fence on the west, from the rear of the adjoining building to a depth of 100 ft. from Queens boulevard; to the rear of the business area, continuing along this line to

the east side of the property, and along the east side to rear of adjoining building; and

WHEREAS, the applicant contends that the business of the owner has expanded greatly during the past year, and he has acquired more than the five cars originally permitted; that the sale of more than five cars is permitted in a building in a business area; that however, the owner is, at present, due to high building costs and the uncertainty of his business, unable to erect such a building; that the present curb cut, No. Q20907, as granted by the Department of Housing and Buildings on the original application, will be sufficient and will be maintained; and

WHEREAS, in the opinion of the Board, section 4a, paragraph 15, as amended by the Board of Estimate in 1940, precludes an outdoor salesroom for motor vehicles in a business use district; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of five (5) years to permit the premises within the business use district to be occupied as proposed and as indicated on plans filed with this application marked "Received September 20, 1948," 3 sheets, on condition that the premises shall be leveled substantially to the grade of Queens boulevard and shall be suitably surfaced; that during the term of this variance these premises shall be occupied for no other use than the use as herein proposed for the sale of motor vehicles; that there shall be erected on the interior lot lines where walls of adjacent buildings do not occur a woven wire fence of the chain link type not less than 4 ft. 6 in. in height; that such fence shall extend across the premises at the business zoning line as indicated on such plans; that the entrance to the premises shall be from the existing curb cut as indicated, which shall be subject to legal permit therefor; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. 651-48-A.

740-48-BZ

APPLICANT—Lama and Proskauer, for Marbob Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building (store) using more than the area permitted.

PREMISES AFFECTED—4406—13th avenue, west side, 40 ft. 2½ in. south of 44th street (Block 5610, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (740-48-BZ)

WHEREAS, Lama and Proskauer, for Marbob Realty Corp., owner, filed July 30, 1948, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building (store) using more than the area permitted, affecting premises 4406 13th avenue, west side, 40 feet, 2½ in. south

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of 44th street (Block 5610, Lot 33), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 44th street is in residence and business use, C area and Class 1 height districts; 13th avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1948, as to N.B. Applic. 316-48, reads:

"1. Proposed structure to occupy the entire area of the lot on premises located in a 'C' area zone is contrary to Article IV Section 13b of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a building 20 ft. front by 77 ft. 6 in. in depth on 1st story and 49 ft. 8 in. in depth on 2nd and 3rd floors; the building is 35 ft. 6 in. in height and is used as a store on 1st floor and dwelling above; that it is proposed to remove the present building and erect a building 20 ft. wide by 77 ft. 6 in. in depth, one story and mezzanine 18 ft. in height of Class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that inasmuch as the present building now occupies 100% of the lot at curb level, the new building will not present any new area problems to the community; that the building on Block 5610, Lot 30, to the north and west of subject site is built up solidly to the northerly and westerly lot lines of the site; that the bank building to south on Lot 34 extends to approximately 5 ft. of the rear lot line of the site; that the lot has an extremely high value; that 13th avenue is a congested shopping center and it is mandatory for these reasons to rebuild this building on the same area it occupied; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, *on condition* that the proposed building shall not cover more of the land than the existing building proposed to be removed; that the building shall be constructed substantially as proposed and indicated on plans filed with this application, marked "Received July 30, 1948" (5 sheets); that in all other respects the building and occupancy shall comply with the zoning resolution and all other rules and regulations applicable; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

836-48-A

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening Parsons boulevard).

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 10 a.m., for further consideration by the Board.

547-48-A

APPLICANT—L. E. Driver, for New York Dock Company owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (1st floor); (Building No. 39); (Block 199, Part of Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Opposition: Philip Steigman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (547-48-A)

WHEREAS, L. E. Driver for New York Dock Company, owner, filed May 27, 1948, an appeal from a decision of the borough superintendent, affecting premises 172-174 Furman street, west side, 887 ft. 9 in. north of Montague street (Block 199, Part of Lot 3) (New York Dock Company Building No. 39), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1948, as to Alt. Applic. 981-48, reads:

"1. The change of occupancy from a warehouse to the storage of more than five (5) motor vehicles on the ground floor of a 5 story non-fireproof building is contrary to C-26-254.0 (Sec. 4.21) of the Administrative Code."

and

WHEREAS, the applicant states that the building is five stories, 62 ft. 5 in. in height; 57 ft. by 1 in. by 169 ft. in area, of Class 3 construction; erected 1880; located in business and unrestricted use, A area, Class 2 height districts; used and occupied since 1880—1st floor, warehouse and truck driveways; 2nd to 5th floors, warehouse, with a maximum occupancy of 10 persons throughout the building; proposed to be used and occupied without change except that the 1st floor will be used as a warehouse and tractor garage; that the building is provided with one 3 ft. 10 in. wide wood stairs, unenclosed; that a ladder and scuttle to roof is provided; and

WHEREAS, the applicant contends that it is proposed to use the driveways within the 1st story as a non-storage garage for more than five motor tractors; that the building is accessible from three sides, is unheated and is used for general storage of merchandise throughout with the exception of the truck driveway area on the 1st floor; that this truck driveway which it is proposed to use for the storage of tractors, is segregated from the adjacent warehouse portion on the 1st story by an unpierced 16 in. brick wall; that it is proposed to erect an independent 2 in. gypsum plank ceiling beneath the second floor over the driveways, the ceiling to be secured to the underneath side of structural steel beams leaving an air space of 17 in. and thus separating the garage space in question from the floors above; that the existing area for warehouse use will not be changed in any way; that access to the garage area would be from street and wharf fronts only; that tractor equipment to be stored is wholly-owned and operated by the company in connection with the storage warehouse business; that no repairs will be done on the premises and no facilities for refueling are contemplated; that the building is available to fire boats; that the immediate vicinity is well supplied with high and low pressure fire hydrants; that it is provided with an exterior private watchman service and protected by numerous nearby watchmen and fire alarm stations.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 981-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to objec-

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tion 1, *on condition* that the requirements of the resolution adopted this day under Cal. 546-48-BZ shall be complied with; that the space where the tractors are to be stored shall be as indicated on such plans and shall be separated from the balance of the warehouse by brick walls as indicated thereon; that the floor of the space where tractors are to be stored shall be paved with granite blocks on concrete laid on earth; that there shall be a new ceiling installed as proposed, consisting of two-inch planks; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no repairing or refueling of tractors within this space; that the tractors shall be solely under the ownership of the New York Dock Company and used for their own purposes in transferring freight.

549-48-A

APPLICANT—Samuel Rosenblum, for Grand Holding Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35 and 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (549-48-A)

WHEREAS, Samuel Rosenblum for Grand Holding Corporation, owner, filed June 3, 1948 an appeal from a decision of the borough superintendent, affecting premises 577-581 Grand street, south side, 76 ft. 13/4 in. west of Corlears street (Block 265, Lots 34, 35, and 36), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 19, 1948 as to Alt. Applic. 596-48 reads:

"2. Proposed change of use is contrary to C26-254 Adm. Code."

and

WHEREAS, the applicant states that the building is five stories in height, of class 3 construction, erected in 1880, located in a retail use D area class 1 height district, used and occupied as follows: cellar, store room and boiler room; 1st floor, stores now vacant; 2nd, 3rd, 4th and 5th floors, multiple dwelling now vacant; proposed to be reduced in height to two stories, 25 ft., 22 ft. and 56 ft. by 96 ft. 5 in. irregular in area, used and occupied: cellar, boiler room; 1st floor, gasoline selling station, repair shop and stores, five persons; 2nd floor, salesrooms, 10 persons; proposed to be equipped with two 3 ft. 8 in. wide wood stairs enclosed in fire retarded partitions, equipped with fireproof self-closing doors and leading direct to street; and

WHEREAS, the applicant contends that the auto repair shop will be limited to the first story and Section C26-254 permits structures of one story in height up to 7,500 sq. ft. in area for this use; that the area of the motor vehicle repair shop will be less than 3,500 sq. ft. which is less than half the limitation prescribed by section C26-254; that it is proposed to fire retard the ceiling of the first story with plaster board and metal.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 596-48, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not exceed the height as proposed and as indicated on plans filed with application 548-48-BZ, referred to in the resolution adopted this day

thereunder; that the fire retarding of the building shall be as proposed; that the second floor shall be occupied as proposed for salesrooms only and not for repairing or manufacturing; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and in accordance with the resolution adopted this day under Cal. 548-48-BZ; that all signs erected shall comply with the requirements of the zoning resolution therefor; that no signs shall be erected advertising the sale of gasoline.

651-48-A

APPLICANT—Simeon Heller, for Peter Scalia and John P. Gering, owners (Joni Lynn, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 120 ft. east of 56th avenue (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (651-48-A)

WHEREAS, Simeon Heller, for Peter Scalia and John P. Gering, owners, filed July 2, 1948, an appeal from a decision of the borough superintendent, affecting premises 89-23 Queens boulevard, north side, 120 ft. east of 56th avenue, (Block 1845, Lots 58 and 59), Elmhurst, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 4, 1948, as to Misc. Applic. 3354/48, reads:

"2. No. frame structure permitted in the fire limits per 4.1.2 B.C.

3. The erection of a canopy is not in compliance with 3.2 B.C."

and

WHEREAS, the applicant states that the premises consist of a plot 130.25 ft. by 145 ft. in depth, located in business and residence use, C area, class 1 height districts, on which there has been erected a one-story building 10 ft. in height, 10 ft. 4 in. by 12 ft. in area, class 4 construction; that premises have been used since 1947 for the sale and display of more than five motor vehicles and the building is used as office and file storage with an occupancy of six persons; and

WHEREAS, Violation 1607/48 issued June 28, 1948, was for erecting a tent without approval and permit and for change of occupancy of the premises from a used car lot for five cars to a used car lot for more than five cars without approval; and

WHEREAS, Certificate of Occupancy Q44423 issued November 26, 1947, permits the use of the premises for sale and display of used cars, not more than five cars, confined to that portion of the lot 25 ft. x 40 ft. in area; and

WHEREAS, the applicant contends that the owner found it necessary due to expansion of business since issuance of C.O. 44423/47 to erect a temporary frame building, 10 ft. 4 in. by 12 ft. in area for office and file storage space in addition to the building, 10 ft. 4 in. by 12 ft. in area, approved and erected under Misc. Applic. 9983/47; that in addition, an awning or canopy was erected on the front of the property to protect the cars from the weather; that this awning consists of a steel pipe framework covered on top with canvas; that it is requested that the owner be allowed to continue the use of the two temporary buildings as offices

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and file storage space and continue the use of the awning as erected, as temporary protection for cars; and

WHEREAS, it appears that a frame building was erected, exceeding the area permitted by the borough superintendent and was later cut approximately in halves to make the two buildings now existing; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 3354-48, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 2, on condition that no additional frame building shall be erected on the premises other than any existing frame buildings, permits for which may have been previously issued by the borough superintendent, as indicated on plans filed with Cal. 650-48-BZ; and as to Objection 3, that the existing canopy shall be removed unless approved by the borough superintendent under the requirements of law for such a structure; that any signs erected shall be in compliance with the requirements of the zoning resolution therefor; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto and in accordance with the resolution adopted this day under Cal. 650-48-BZ; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 12:50 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

352-48-A

APPLICANT—111 John St. Corporation, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (352-48-A)

WHEREAS, 111 John Street Corporation, owner, filed April 14, 1948, an appeal from an order of the fire commissioner affecting premises 22-24 Cliff street, south side, 155 ft. 11 in. east of John street (Block 75, Lot 41), Borough of Manhattan; and

WHEREAS, Order 46981-LF, issued by the fire commissioner March 15, 1948, reads:

"1. Properly paint iron shutters on windows on rear of building at exposure windows. (Exposure less than 30 ft.) Section 491A2-2.0 Adm. Code.

2. Properly scrape and paint with two coats of paint the fire escapes on front of building. Sec. 491A2-2.0 Adm. Code."

and

WHEREAS, the applicant states the building is four stories, 46 ft. in height; 39 ft. 5 in. by 92 ft. 1 in. irregular in area, of Class 3 construction; located in an unrestricted use, B area, Class 2½ height district; erected before 1900 (exact date unknown) and presently vacant; that the building is provided with two interior wood stairs, 3 ft. wide, wood

enclosed, with a scuttle to roof; that there is one fire escape in front of building leading to roof by ladder and to street by door and to yard by window; that window and door openings along the course of the fire escape are not fire-proof self-closing; and

WHEREAS, the applicant contends that the building was purchased by the present owners in June 1942, to protect the light and air of the building at 111 John street; that the buildings in question has not been occupied since its purchase June, 1942; that plans were filed October 14, 1947, to remove the two top floors and reconstruct the interior of the building; that these plans were approved October 15, 1947; that work on the project has been delayed awaiting more favorable building conditions; that in the alteration proposed the shutters and fire escape in question will be removed; that since the building is vacant and will remain vacant until the alteration is completed, and since the shutters and fire escapes are unnecessary at the present time to be required to paint them would serve no useful purpose; that it is therefore requested that compliance with the order be waived; and

WHEREAS, the applicant failed to appear to report as to alteration of building or proposal to comply.

Resolved, that the decision of the fire commissioner as to Order 46981-LF, Items 1 and 2, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

509-48-A

APPLICANT—Irving Kerner, for Irving Kerner, Evelyn Margulies, Sylvia Guthertz, Ruth Rosenbluth, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—550-554 Sutter avenue, (552 displayed) south side, 50 ft. east of Williams avenue (Front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (509-48-A)

WHEREAS, Irving Kerner for Irving Kerner, et. al., owners, filed May 21, 1948 an application pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of Rule 4.14 of the rules and regulations adopted by the Department of Housing and Buildings for carrying into effect the provisions of the Multiple Dwelling Law, affecting premises 550-554 Sutter avenue (552 displayed) south side, 50 ft. east of Williams avenue (Block 3768, Lot 21), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 21, 1948, as to Alt. 1335-48 reads:

"1. Present fire passage with stair leading to street are covered with iron doors in violation of Sec. 27, subdiv. 21."

and

WHEREAS, the applicant states that the building is four stories, 45 ft. in height, 50 ft. by 89 ft. in area, of class 3 construction, erected in 1905, on a lot 50 ft. by 100 ft. in area, located in a business use C area class 1 height district, and used and occupied since 1907 as follows: Cellar—ordinary; 1st floor—stores and apartments; 2nd, 3rd and 4th floors—six apartments each; that no change in use or occupancy is proposed; that the building is equipped with one 3 ft. wide, fireproof stairs, fireproof enclosed, with fireproof self-closing doors, leading from roof bulkhead direct to street and four fire escapes, one at front, one in the

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rear and one in the east court; that fire escapes extend to roof by ladder and to street by ladder and to yard by ladder with egress to adjoining buildings from the court fire escapes and through fire passages; and

WHEREAS, the applicant was convicted and fined April 14, 1948 in Municipal Term, Magistrates Court on a charge of violation of the Administrative Code as to means of egress; and

WHEREAS, the applicant contends that the inner courts are shared in common with adjacent owners on both sides; that there is no wall or fence on the lot line dividing the inner courts; that there are exits from each court to the applicant's building and the adjacent buildings; that the owners have agreed to keep the doors leading from the courtyards to the respective buildings unlocked at all times so that they can be used as a means of egress; that rule 4.14 permits an alternative means of egress when the consent of the adjoining owner is obtained by means of a door or gate in a lot line fence to the yard or court of adjoining premises in lieu of a fireproof passageway; that there is no lot line fence or other obstruction in this case; that for many years the department was cognizant of the situation herein and accepted the adjacent's owner's court yard doors as an adequate substitute for the fire passage direct to street; that the department's change of heart is due to its feeling that it cannot permit any variance of the strict letter of the statute; that such a variance may be permitted by this Board under the provisions of Chapter 508 of the Laws of 1948; that strict compliance with the statute would cause unnecessary hardship and practical difficulty as the building fronts on a busy business thoroughfare and contains four stores; that the chief value of the building consists of the rental value of the stores which rental value depends on the fact that the display windows attract the eye of the passersby; that the closer a passerby is permitted to walk to the building line the more likely he is to be attracted by the window display; that the removal of the street level doors from the fire passage exit and the replacement thereof with iron fences and gates would result in less people walking close to the building line and the chief asset of the stores would be lost; that the iron fences and gates required constitute a danger to pedestrians; it is therefore requested and respectfully submitted that a variance should be granted the Board to accept the existing conditions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated April 21, 1948 as to Alt. 1335-48 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

901-48-A

APPLICANT—Leo V. Berger, for Freight Terminal Realty Corp., owner (Sarebece Realty Corp., lessee).

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens (under Section 35, General City Law re bed of mapped street—proposed widening of Borden avenue).

APPEARANCES—

For Applicant: Leo V. Berger and Henry Jerum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (901-48-A)

WHEREAS, Leo V. Berger for Freight Terminal Realty Corporation, owner, Sarebece Realty Corporation, lessee,

filed October 6, 1948, an application pursuant to Sec. 35 of the General City Law and an appeal from a decision of the borough superintendent, affecting premises 59-41 Maurice avenue, southwest corner of Borden avenue (Block 2685, Lot 33), Maspeth, Borough of Queens; and

WHEREAS, the decision of the borough superintendent as to N.B. Applic. 4213-48, dated July 21, 1948, and redened September 16, 1948, reads:

"1. The erection of a gasoline service station, including buildings, in the bed of a mapped street, is contrary to Sec. 35 general city law."

and

WHEREAS, the decision of the borough superintendent, dated July 21, 1948, and redened September 16, 1948, as to Misc. Applic. 6305-48, reads:

"1. Installation of gasoline tanks, in excess of 550 gals. is contrary to C19-6910 of the Administrative Code."

and

WHEREAS, the applicant states that it is proposed to erect a one story building, 12 ft. in height, of class 5 construction, 18 ft. by 12 ft. in area, on a lot 213.14 ft. by 314.07 ft. in area, in an unrestricted use, C area, class 1½ height district, to be used and occupied as a store and office for a gasoline service station with an occupancy of 2 persons; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent, as to N.B. Applic. 4213-1948, that permission is requested to permit the erection of the structures as proposed inasmuch as inquiry at the office of the Borough President reveals that it may be a matter of 8 or 10 years before the city acquires the property required for the proposed widening of Borden avenue; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent as to Misc. Applic. 6305-1948, that the installation of adequate gasoline storage facilities is necessary as this station will serve local and long distance trucking vehicles; that while separate storage facilities are provided in the building under construction under N.B. Applic. 6247-1947, on the same plot, not involved in proposed widening, such installation is for the use of the owner's trucking firm and the installation which is the subject of this application is intended for separate use for other local concerns for interstate trucking stopping at this freight terminal; that it is anticipated that the principal patronage for the proposed gasoline station will be trucking concerns requiring large uses of gasoline and hence the request for permission to use the 1,000 gallon tanks is respectfully submitted; and

WHEREAS, plans filed with this appeal indicate the proposed installation of five 1,000 gallon gasoline storage tanks south of the proposed building line of Borden avenue.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 4213-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the installation of gasoline pumps and tanks and greasing pits and metal building as proposed and as shown on plan filed with this appeal marked "Received October 6, 1948" within the bed of the proposed widening of Borden avenue, *on condition* that in the event the land is acquired for the Borden avenue widening, all such equipment consisting of tanks, gasoline pumps, greasing pits and metal building shall be removed by the owner and no claim made except for the value of the land itself as may be determined by the court; that such equipment proposed to be erected within the bed of the mapped street shall comply with all requirements of all laws, rules and regulations applicable thereto.

Resolved further, that the decision of the borough superintendent as to Misc. Applic. 6305-48, Objection 1, as to the proposed installation of gasoline tanks in excess of 550 gallons capacity each, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

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908-48-A

APPLICANT—Sol Rosenbluth, for 554-558 Sutter Avenue Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (908-48-A)

WHEREAS, Sol Rosenbluth for 554-558 Sutter Avenue Realty Corporation, owner, filed October 19, 1948, an application for a variation of Section 27, Subdivision 2i of the Multiple Dwelling Law, pursuant to the powers vested in the Board by Section 310 of the Multiple Dwelling Law, affecting premises 554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (Block 3768, Lot 24), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, as to Alt. Applic. 3674-48, dated September 20, 1948, reads:

"1. Proposed iron doors over present stairways used as fire passage is contrary to Sec. 27, subdiv. 2i."

and

WHEREAS, the applicant states the building is 4 stories, 45 ft. in height; 50 ft. by 89 ft. in area, of class 3 construction; erected 1935, on a lot 50 ft. by 100 ft. in area in a business use, C area, class 1 height district, used and occupied since erection as a class A multiple dwelling with stores on the 1st floor; that the building is provided with one 3 ft. wide iron and marble stairs, fireproof enclosed, equipped with fireproof self-closing doors leading from roof bulkhead direct to street and four fire escapes, one at front, one at rear, and one in each court yard extending to roof by ladder, to street by ladder to yards by ladder with egress from yards through adjoining building or fire passage; and

WHEREAS, the applicant contends that this application is similar to Cal. 509-48-A, affecting 552 Sutter avenue; that it is requested that papers on appeal with Cal. 509-48-A be considered in connection with this appeal; and

WHEREAS, the applicant contends that the inner court yards are shared in common with adjacent owners on both sides; that there is no fence or obstruction on the lot line dividing the court yards; that there are exits from each court yard to both the applicant's building and the adjacent building; that the adjacent owner and the applicant herein have agreed to keep the doors leading from the court yard to their respective buildings unlocked at all times; that Rule 4.14 adopted by the Department permits an alternative method of egress where the consent of adjoining owner is obtained, said egress to be by a door or gate in lot line fence from court yard to the court of the adjoining premises; that in this case there is no lot line fence; that in addition to egress through adjoining owner's court yard the applicant has a fire passage to street; that the records of the Department will show that for many years it was cognizant of the situation herein and accepted the fact that the adjacent owner's court yards were an adequate substitute for the fire exit direct to street; that the Department's change of heart is due to its feeling that it does not have the power to permit any variance from the strict letter of the statute; that the Board does have this power under Chapter 508 of the Laws of 1948; that the strict letter of the law would cause practical difficulties and unnecessary hardships; that the chief value of the building consists of the rental

value of the stores which depends substantially on the fact that display windows attract the eye of passersby and the closer the passersby walk to the building line the more likely they are to enter the stores; that replacement of the street level doors leading from the fire passage to the street with iron fences and gates in the Spring of 1948 has resulted in less people walking close to the building line and there has been substantially less attraction to the store windows and a consequent loss in business by the stores; that the iron fences constitute a danger to the pedestrians as the building is located on one of the busiest thoroughfares in the crowded East New York section and is at times filled with a vast concourse of people passing by; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to Alt. Applic. 3674-48 dated September 20, 1948 be and it hereby is affirmed and the appeal be and it hereby is denied.

152-44-A

APPLICANT—Queens Lodge, No. 1001, I.B.P.O.E., owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—112-22 New York boulevard, east side, 130 ft. north of 112th road (Block 12183, Lot 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carter Clifford and George Stovall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (152-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue); (Block 12183, Lot 35), Jamaica, Borough of Queens, was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended October 1, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 9, 1944 only in so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"for a term of two (2) years from the date of this amended resolution, to permit . . . and that other than as herein amended, the provisions of the resolution of May 9, 1944 shall be complied with; that a certificate of occupancy shall be obtained (Alt. Applic. 104-44)."

620-45-A

APPLICANT—Irving M. Fenichel, for Ruby Schinasi and Bankers Trust Co., under will of Leon Schinasi (Heckscher Foundation for Children, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, northeast corner. (Block 1250, Lot 61), Borough of Manhattan.

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APPEARANCES—

For Applicant: Irving M. Fenichel and Julius Skulnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (620-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 346 West 89th street and 170 Riverside drive, northeast corner (Block 1250, Lot 61), Borough of Manhattan was granted by the Board October 23, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 23, 1945 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"for a term of two (2) years from the date of this *amended* resolution on condition . . . that a new certificate of occupancy shall be obtained setting forth the date of expiration of the term of this variance; that the number of occupants may be as proposed provided they do not exceed the capacity of the existing means of exit (Alt. App. 1743-45)."

1344-39-A

APPLICANT—Saul Goldsmith, for Boerum Corp., owner.

SUBJECT—Application for consideration—reopening—as Vol. II, re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—319-327 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

186-44-A

APPLICANT—Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner (application for reopening made by Kaye, Scholer, Fierman and Hays, for The Theatre Guild Inc.).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Sherwood Magin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing December 7, 1948, at 10 a.m. in connection with Cal. No. 184-44-BZ.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

750-48-A

APPLICANT—Charles C. Weinstein, for Fayette Corporation, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—25-29 Lafayette avenue, north side, 21 ft. 10 in. east of Ashland place (Block 2108, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles C. Weinstein and Louis Rubin.

For Administration: Thomas A. Larkin, Fire Dep't. and Harry T. Pheney, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to request fire commissioner to reconsider in view of the establishment of the fact that the building is a class A multiple dwelling having a certificate of compliance issued by the Tenement House Dept., No. 282-25, and now classified as a new law tenement class A multiple dwelling.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

756-48-A

APPLICANT—Harmo Operating Co., Inc., owner, (Uniform Maintenance Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—319 East 26th street, north side, 275 ft. east of 2nd avenue (Block 932, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Harvey Shaw.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

528-47-A

APPLICANT—Emil G. Hantsche, Jr., for Emil G. Hantsche, Jr., and Estate of Walter S. Thomson, owners.

SUBJECT—Application reopened May 25, 1948, re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—303 East 44th Street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry E. Hasselmann.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m., at the request of the applicant to obtain decision of the borough superintendent.

767-48-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: A. H. Consumers Society, Inc.

SUBJECT—Revocation of Certificate of Occupancy issued in error—re N.B. 1055-29.

PREMISES AFFECTED—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

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APPEARANCES—

For Applicant: John B. Walsh.

For Owner: S. S. Meyers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 2 p.m., for further consideration.

871-48-A

APPLICANT—Saul Goldsmith, for Edith Weisman and Gloria Linn, owners (Pulmosan Safety Equipment Corp., Contractual Owner).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 23, 1948 at 2 p.m., for inspection by a committee of the Board.

ZONING APPLICATIONS

1220-23-BZ

APPLICANT—Lama and Proskauer, for Roosevelt Savings Bank of the City of New York, owner (Elwood Cross, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1090-1094 (1082-1100 displayed) Gates avenue, east side, 85 ft. north of Broadway (Block 3339, part of Lot 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1220-23-BZ)

WHEREAS, this application under the zoning resolution, permitting in a business use district, for a temporary period, the maintenance of a lot for the parking and storage of more than five motor vehicles, affecting premises 1090-1094 (1082-1100 displayed) Gates avenue, east side, 85 ft. north of Broadway (Block 3339, part of Lot 52), Borough of Brooklyn, was granted by the Board on June 10, 1924, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted on March 6, 1945, on certain conditions, under section 7h of the zoning resolution, for a term of five (5) years; and

WHEREAS, on March 6, 1945, the resolution was amended under section 7c of the zoning resolution, permitting the extension of the existing gasoline service station; and

WHEREAS, a further amendment of the resolution and extension of time to obtain permits and complete the work was granted November 5, 1947; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution of March 6, 1945 as *amended* through November 5, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

204-24-BZ

APPLICANT—Sunrise Waste Material Co. (lessee), for Michael De Laurenzo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the commissioner of buildings) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for more than five motor vehicles (granted by the Board) to a junk shop for a temporary term of years.

PREMISES AFFECTED—469-475 Hemlock street, east side, 100 ft. south of Liberty avenue (Block 4200, Lots 9 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael De Laurenzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (204-24-BZ)

WHEREAS, this application under the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles, affecting premises 469-475 Hemlock street, east side, 100 ft. south of Liberty avenue (Block 4200, Lots 9 and 10), Borough of Brooklyn, was granted by the Board on May 27, 1924, on certain conditions; and

WHEREAS, on October 3, 1934, the resolution was amended to permit for a term of two years, the substitution of the garage use to that of a junk shop, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted on November 26, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 27, 1924 as *amended* through November 26, 1946 only in so far as it has reference to the term of variance so that as *amended* this portion of the resolution shall read:

"Granted under section 7e for a term of two (2) years from the date of this *amended* resolution, to permit the storage of rags, bundled papers and other similar materials, etc. . . . and that other than as herein *amended*, the provisions of the resolution of May 27, 1924 as *amended* through November 26, 1946 shall be complied with; that a certificate of occupancy shall be obtained."

686-30-BZ

APPLICANT—Lama and Proskauer, for Anthony Kolinowski, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the

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reconstruction and extension of an existing gasoline service station (previously granted by the Board).
PREMISES AFFECTED—166-11 to 166-19 Horace Harding boulevard and 60-08 to 60-12 167th street, northwest corner (Block 6866, Lot 354), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (686-30-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises northwest corner of 167th street and Nassau boulevard, Flushing, Borough of Queens, was granted by the Board on April 14, 1931 on certain conditions, and the resolution modified on October 27, 1931; and

WHEREAS, this application was amended under section 7i of the zoning resolution, to permit in a business use district, the extension and reconstruction to existing gasoline service station, affecting premises 166-11 to 166-19 Horace Harding boulevard, and 60-08 to 60-12 167th street, northwest corner, (Block 6866, Lot 354), Flushing, Borough of Queens, on November 18, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 27, 1931, as *amended* by resolution adopted November 18, 1947, only so far as it has reference to obtaining permits and completion of the work, so that this portion of the resolution shall read:

“... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 1564-46).”

191-33-BZ

APPLICANT—Samuel Rosenblum, for Queensboro Savings Bank, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the superintendent of buildings) previously granted on condition for a term of years under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—West side of Sutphin boulevard, Lakewood avenue to Shore avenue (Block 1144, Lot 12), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (191-33-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises, west side of Sutphin boulevard, Lakewood to

Shore avenues (Block 1144, Lot 12), Jamaica, Borough of Queens, was granted by the Board September 19, 1933, on certain conditions; and

WHEREAS, the resolution was amended January 26, 1934, October 23, 1934, November 27, 1934 and July 19, 1935; and

WHEREAS, the term of variance was extended November 1, 1938; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 19, 1933 as *amended* by resolutions of July 19, 1935 and November 1, 1938 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

“*Granted* for a temporary term of ten (10) years from the date of this *amended* resolution under section 7i, *on condition* . . . and that other than as herein *amended*, the provisions of the resolution of September 19, 1933 as *amended* through November 1, 1938 shall be complied with; that a certificate of occupancy shall be obtained (Plan 720-33).”

244-36-BZ

APPLICANT—Lama and Proskauer, for Louis and Jack Marder, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—183-67 Liberty avenue and 183-52 to 183-64 104th avenue, northeast corner (Block 10369, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (244-36-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises northeast corner of Liberty avenue and 104th avenue and northwest corner of Liberty avenue and 184th street (Block 1404 and part of Lots 141 and 415), Jamaica, Borough of Queens, was granted by the Board January 19, 1937, for a period of ten years, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 25, 1939, at which time plans submitted in accordance with the requirements of the resolution were approved by the Board; and

WHEREAS, upon further application under section 7e of the zoning resolution, to permit in a residence use district, the existing gasoline service station, affecting premises 183-67 Liberty avenue, northeast corner of 104th avenue and 183-52 to 183-64 104th avenue, northwest corner of Liberty avenue (Block 10369, Lot 1), Jamaica, Borough of Queens, the resolution was amended and the term of variance was extended on May 4, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board January 19, 1937, as *amended* by resolutions adopted through May 4,

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1948, only so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that all permits have been obtained and all work substantially completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 326-47)."

38-40-BZ

APPLICANT—Lama and Proskauer, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles on that portion of the plot within the business use district.

PREMISES AFFECTED—87-68 170th street, west side, 58.95 ft. south of Hillside avenue (Block 9825, Lot 21), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (38-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 87-68 170th street, west side, 58.95 ft. south of Hillside avenue (Block 9825, Lot 21), Jamaica, Borough of Queens, was granted by the Board on October 15, 1940, on certain conditions; and

WHEREAS, the term of the variance was extended on October 20, 1942, November 28, 1944, and November 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 15, 1940, as *amended* by resolution adopted November 19, 1946, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit ...; that other than as herein *amended*, the resolution adopted October 15, 1940, as *amended* November 19, 1946, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Misc. Applic. 6589/39)."

423-41-BZ

APPLICANT—Lama and Proskauer, for Michael Delia, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a junk shop.

PREMISES AFFECTED—297-299 Withers street, north side, 200 ft. 5¾ in. west of Debevoise avenue (Block 2867, Lots 34, 55 and part of Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (423-41-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district for a term of two years, the conversion of an existing building to a junk shop, affecting premises 297-299 Withers street, north side, 200 ft. 5¾ in. west of Debevoise avenue (Block 2867, Lots 34 and 55 and part of Lot 41), Borough of Brooklyn, was granted by the Board on January 27, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on March 21, 1944, and November 13, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 27, 1942, as *amended* by resolutions adopted through November 13, 1946, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7e for a term of two years from the date of this *amended* resolution, to permit ...; that other than as herein *amended*, the resolution adopted by the Board on January 27, 1942, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. Applic. 1088-41)."

10-42-BZ

APPLICANT—Henry A. Meliere, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in an unrestricted use and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—220-20 Jamaica avenue, south side, 481.92 ft. east of Springfield boulevard (Block 10793, Lots 37 and 45 and Block 10789, Lots 37, 38 and 43), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Ruvin H. Koslow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (10-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in an unrestricted use and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 220-20 Jamaica avenue, south side, 481.92 ft. east of Springfield boulevard (Block 10793, Lots 37 and 45

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and Block 10789, Lots 37, 38 and 43), Queens Village, Borough of Queens, was granted by the Board on July 21, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on December 12, 1944 and November 19, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 21, 1942 as *amended* through November 19, 1946 only in so far as it has reference to the term of variance so that as *amended*, this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the provisions of the resolution of July 21, 1942 shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 6635-41)."

577-42-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension of an existing gasoline service station for parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1 Bay Ridge avenue and 6833 Shore road, northeast corner (Block 5659, Lots 10 and 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Alfred Vollmar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (577-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the extension of an existing gasoline service station for parking and storage of more than five motor vehicles for a term of two years, affecting premises 1 Bay Ridge avenue and 6833 Shore road, northeast corner (Block 5859, Lots 10 and 12), Borough of Brooklyn, was granted by the Board on January 12, 1943, on certain conditions; and

WHEREAS, the resolution was amended on July 27, 1943; and

WHEREAS, the term of the variance was extended on January 9, 1945 and November 6, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 12, 1943 as *amended* November 6, 1946 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . and that other than as herein *amended*, the provisions of the resolution of January 12, 1943 shall be complied with; that a certificate of occupancy shall be obtained (B. N. 1375-42)."

186-45-BZ

APPLICANT—Henry Nordheim, for Adam Stoll, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from two family dwelling (existing) to three family dwelling.

PREMISES AFFECTED—1219 Mace avenue, northwest corner of Pearsall avenue (Block 4462, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (186-45-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the change of occupancy from two family dwelling (existing) to three family dwelling, affecting premises 1219 Mace avenue, northwest corner of Pearsall avenue (Block 4462, Lot 5), Borough of The Bronx, was granted by the Board June 18, 1946 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 18, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and all work has been done, all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. Applic. 213-44)."

395-46-BZ

APPLICANT—Lama and Proskauer, for Tri-Line Motors, Inc. and Eckoff Holding Corp., owners (Tri-Line Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto show room, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner, and 112-122 Sullivan place (Block 1307, Lots 1 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (395-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage (previously granted by the Board), to repairing and servicing cars, parts department, auto showroom, office, wheel alignment, etc., gasoline service station, storage of more than five (5) motor vehicles, auto laundry and display and sale of used cars, affecting premises 155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner and 112-122 Sullivan place (Block 1307, Lots 1 and 6), Borough of Brooklyn, was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, an extension of time in which to complete the work was granted December 9, 1947; and

WHEREAS, the resolution was amended from time to time and last amended September 21, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 10, 1946 as amended September 21, 1948 so that the amendment as adopted September 21, 1948 shall read:

"that in lieu of the wall and fence hereinbefore required to be constructed along Bedford avenue there may be constructed a brick masonry wall as proposed on revised plan marked "Received August 20, 1948" and the building permitted to be erected near the corner may be constructed with a cellar for the storage of office records of the tenant occupant, as indicated on revised plans marked "Received October 23, 1948," two sheets, provided that in all other respects, this resolution as amended through this date shall be complied with (Alt. Applic. 1059-46)."

707-46-BZ

APPLICANT—William Shary, for Jobreen Realty Corp. and Louis Revegno, owners (Samuel Gold, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1-15 Bedford street and 180-190 West Houston street, northwest corner (Block 528, Lots 1 to 5 and 44-51 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: William Shary and Samuel Gold.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (707-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district the parking of more than five (5) motor vehicles, for a term of years, affecting premises 1 to 15 Bedford street and 180 to 190 West Houston street, northwest corner (Block 528, Lots 1, 2, 3, 4, 5, 44, 45, 46, 47, 48, 49, 50, 51), Borough of Manhattan, was granted by the Board November 19, 1946 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 19, 1946 only in so far as it has reference to the term of variance so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2)

years from the date of this amended resolution, to permit . . . and that other than as herein amended the provisions of the resolution of November 19, 1946 shall be complied with; that a certificate of occupancy shall be obtained (Alt. Applic. 1876-46)."

742-46-BZ

APPLICANT—Block and Gelbman, for Lebanon Hospital, Association, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the conversion of existing vacant buildings, to factory use, for a term of years.

PREMISES AFFECTED—North side of Westchester avenue, from Cauldwell to Trinity avenues (Buildings 1-5 inclusive); (Block 2628, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Glick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (742-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence and business use district, the conversion of existing vacant buildings, to factory use, for a term of fifteen years, affecting premises north side of Westchester avenue, from Cauldwell to Trinity avenues (Buildings 1-5, inclusive); (Block 2628, Lot 1), Borough of The Bronx, was granted by the Board on January 14, 1947, on certain conditions; and

WHEREAS, the time to obtain permits and complete the work was extended November 25, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of January 14, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and the work partially completed, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution; that the building may be reduced in height from five to four stories (Alt. Applic. 695-46)."

128-47-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop in an existing gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—152-01 to 152-07 Rockaway boulevard and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (128-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the inclusion of motor vehicle repair shop in existing gasoline service station, office, lubritorium and auto laundry, affecting premises 152-01 to 152-07 Rockaway boulevard, and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens, was granted by the Board November 12, 1947 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 12, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

“... that in view of the statement by the representative of the new owner that plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. App. 3408-46).”

1002-47-BZ

APPLICANT—Lama and Proskauer, for Williams Holding, Inc., owner (Long Motor Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the reconstruction of existing motor vehicle repair shop, by the erection and maintenance of a new building, to be used as a motor vehicle repair shop, servicing of motor vehicles, paint and spraying, welding, lubricating, wheel alignment, brake testing, auto showroom and offices using more than the area permitted.

PREMISES AFFECTED—1241-1259 East New York avenue, north side, 180 ft. 7¼ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32-35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1002-47-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a business use, C area district, the reconstruction of existing motor vehicle repair shop by erection and maintenance of a new building to be used as motor vehicle repair shop, servicing of motor vehicles, painting and spraying, welding, lubricating, wheel alignment, brake testing and auto showroom and offices, using more than permitted area, affecting premises 1241-1251 East New York avenue, north side, 180 ft. 7¼ in. west of Howard avenue and 1420-1426 Pitkin avenue (Block 1477, Lots 32, 33, 34 and 35), Borough of Brooklyn, was granted by the Board on May 11, 1948 on certain conditions; and

WHEREAS, the resolution was amended June 29, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 11, 1948, as amended by resolution adopted June 29, 1948, by adding thereto:

“... that in lieu of plans previously referred to, the building may be arranged as indicated on revised plans marked ‘Received November 1, 1948’ (6 sheets), on condition that in all other respects the requirements of the resolution as adopted May 11, 1948 and amended June 29, 1948 shall be complied with.” (N.B. 1083-47).

204-48-BZ

APPLICANT—Lama and Proskauer, for Angelo Aragona, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in the residence use portion of the plot, the erection of a building for the storage of lumber and building materials, and in the retail use portion of the plot, the use of existing frame building and open shed in conjunction with open storage of building material, and in the residence and retail portion of the plot, the storage of lumber and building materials in an existing building, and the storage of five motor vehicles in existing five car garage.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Building Nos. 1, 2 and 3); (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (204-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in the residence use portion of the plot the erection of a building for the storage of lumber and building materials, and in the retail use portion of plot the use of existing frame building and open frame shed in conjunction with open storage of building material, and in the residence and retail portion of plot, the storage of lumber and building materials in an existing building, and the storage of five (5) motor vehicles in existing five-car garage affecting premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield, Borough of Queens, was granted by the Board September 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 21, 1948 only in so far as it has reference to the height of the building required to be constructed for the storage of lumber and shown as building No. 4 on revised plan marked “Received November 4, 1948,” two sheets, and to permit such building to be approximately 20 ft. in height as now proposed in lieu of 15 ft. 4 in. as previously proposed (Alt. App. 2810-47).”

1268-24-BZ

APPLICANT—Ervin Palmer, for Seclex Realty Corp., and 448 3rd Avenue Corp., owners.

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SUBJECT—Application for consideration—reopening and extension of building—re Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a business use district, the extension of an existing garage and to extend garage use to roof of present building (previously granted by the Board re garage for the storage of more than five motor vehicles).

PREMISES AFFECTED—142-156 and 158-162 East 31st street and 446-448 3rd avenue, southwest corner (Block 886, Lots 50, 51 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

11-37-BZ

APPLICANT—Robert Gottlieb, for E.M.V. Corp., owner.

SUBJECT—Application for consideration—reopening as to additional use—re Application (decision of the borough superintendent) under sections 7h, 21 and 21a of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed use of premises for gasoline selling station, lubritorium, service station, store for sale of tires and accessories and the parking and storage of more than five motor vehicles (previously granted by the Board re parking and storage of more than five motor vehicles, for a term of years).

PREMISES AFFECTED—6011 Broadway, west side, 75 ft. north of Spuyten Duyvil parkway (Block 3515-F, Lot 305), Borough of The Bronx.

APPEARANCES—

For Applicant: O. A. McKegney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

178-39-BZ

APPLICANT—Colonial Sand and Stone Co., Inc., lessee, for Buhrman Sand and Gravel Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the operation of a sand and gravel pit.

PREMISES AFFECTED—East side of Douglaston parkway, 951.27 ft. south of 61st avenue (Block 8291, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frank L. Kelly.

For Opposition: Arthur Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Request to reopen denied. Inspection by a committee of the Board indicated that there is no justification for continuing the non-conforming use previously permitted.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

1437-39-BZ

APPLICANT—Louis B. Siegel, for Max Schuman, owner.

SUBJECT—Application for consideration—reopening and new decision—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, the use of a plot for the sale and display of used cars (previously granted by the Board for the extension of gasoline service station which was never built); reopened and withdrawn re parking and storage, etc.

PREMISES AFFECTED—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 14, 1948 at 10 a.m., subject to usual procedure; all notices to be sent out by December 1st.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

184-44-BZ

APPLICANT—Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, (application for reopening made by Kaye, Scholer, Fierman and Hays, for The Theatre Guild, Inc.).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals; also, the building does not comply with the rear yard requirements of the zoning resolution.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Sherwood Maggin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 7, 1948 at 10 a.m., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

46-44-BZ

APPLICANT—Colonial Sand and Stone Co., lessee, for Buhrman Sand and Gravel Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use, F area and 1/2 times height district, for a term of years, the operation of a sand and gravel pit.

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PREMISES AFFECTED—Southeast corner of 61st avenue and Douglaston parkway (Block 8286, Lots 100 and 180), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frank L. Kelly.

For Opposition: Arthur Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Park Dep't.

ACTION OF BOARD—Request to reopen denied. Inspection by a committee of the Board indicated that there is no justification for continuing the non-conforming use previously permitted.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

1074-46-BZ

APPLICANT—Seymour M. Litman, for Armory Auto Sales Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the use of a proposed structure as motor vehicle repair shop and display and sale of used cars (previously granted under section 21, re erection of a business building, using more than the area permitted).

PREMISES AFFECTED—1196-1200 Coney Island avenue, west side, 400 ft. north of Avenue I (Block 6513, Lots 24, 25 and 26), Borough of Brooklyn.

APPEARANCES—

For Applicant: Seymour M. Litman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

312-47-BZ

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner (Frank W. Banfield, lessee).

SUBJECT—Application for consideration—reopening and new proposal—re Application (decision of the borough superintendent) previously denied under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—23-38 31st street and 29-19 23rd road, northeast corner (Block 842, part of Lots 83, 84 and 85), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS AND APPLIANCE SUBMITTED FOR APPROVAL.

486-39-SM

APPLICANT—U. S. Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re USG Sheetrock and Samson Wallboard (previously approved).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

(Remaining minutes will be printed in the Bulletin of November 30, 1948).

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 14, 1948, as they appeared in Bulletin No. 38, Vol. 33, are hereby corrected to read as follows:

255-41-A

APPLICANT—Stillwell Nursing Home, May B. McKenna and Alice A. Wilson, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: May B. McKenna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Assistant Chief

Hennessy 4

Negative 0

THE RESOLUTION (255-41-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn, was granted by the Board on April 22, 1941, on certain conditions, for a term of two years; and

WHEREAS, the term of variance was extended on July 25, 1944 and July 16, 1946; and

WHEREAS, the resolution was amended on September 17, 1946 and July 22, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 22, 1941 as amended through July 22, 1947, only in so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"that this variance may continue for a term of two (2) years from the date of this amended resolution and only so long as the premises meet the requirements of this resolution as amended through July 22, 1947 and the requirements of the Department of Hospitals and shall have within the main stair and stairhall, a sprinkler system of the type required under the Multiple Dwelling Law for a converted multiple dwelling and maintained to the satisfaction of the borough superintendent."

* Correction—the resolution is corrected to read as indicated in italics, starting with line 23 of the resolution.

BULLETIN

DEC 14 1948

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 48

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Rules Directory.

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Remaining Minutes of Regular Meeting, Tuesday Afternoon, November 16, 1948. Affecting Calendar Numbers 1550-39-SM and 23-37-SA.

Minutes of Regular Meeting, Tuesday Morning, November 23, 1948. Affecting Calendar Numbers 1377-22-BZ, 120-33-BZ, 30-48-BZ, 102-48-BZ, 232-48-BZ, 512-48-BZ, 707-48-BZ, 739-48-BZ, 755-48-BZ, 773-48-BZ, 822-48-BZ, 894-48-BZ, 368-48-BZ, 514-27-BZ, 384-48-BZ, 674-48-BZ, 719-48-BZ, 744-48-BZ, 524-48-A, 777-48-A, 836-48-A, 895-48-A, 686-48-A, 687-48-A, 907-48-A, 660-46-SM, 422-47-SA, 40-48-SM, 819-48-SM and 829-48-SA.

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(Remaining minutes will be printed in the Bulletin of December 7, 1948).

Correction Affecting Calendar Number 847-48-BZ.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 23, 1948

Cal. No. Dept. Premises Affected

970-48-SM—Anderson Carbonator Safety Valve (to relieve pressure in carbonator tank), manufactured by G. H. Carbonator Manufacturing Co., Inc., Material.

971-48-A—H.B.Q.—143-40 182nd place, northwest corner of 144th avenue (Block 13077, Lot 1), Jamaica, Borough of Queens, Alt. 2803-48.

972-48-BZ—H.B.Q.—165-27 Baisley boulevard, north side, 63 ft. west of 166th street (Block 12381, Lots 6 and 8), Jamaica, Borough of Queens, Misc. 758-48.

973-48-A—H.B.B.—36 Driggs avenue and 16-22 Sutton street, northeast corner (Block 2690, Lot 46), Borough of Brooklyn, Revocation of Certificate of Occupancy, 113314-45 re Alt. 1912-06.

974-48-BZ—H.B.B.—670-676 Herkimer street (670-678 displayed), south side, 193 ft. west of Utica avenue (Block 1707, Lots 39 and 40), Borough of Brooklyn, Alt. 1184-47.

975-48-A—H.B.B.—670-676 Herkimer street (670-678 displayed), south side, 193 ft. west of Utica avenue (Block 1707, Lots 39 and 40), Borough of Brooklyn, Alt. 1184-47.

976-48-A—F.D.—660 1st avenue, southeast corner of East 38th street (6th and 7th floors); (Block 969, Lot 5), Borough of Manhattan, 59858-LC.

977-48-A—F.D.—562-592 St. Johns place (570 displayed), south side, 175 ft. west of Franklin avenue (Block 1178, Lot 26), Borough of Brooklyn, 17288-LC.

978-48-A—F.D.—1007-1011 Flatbush avenue and 2131-2163 Tilden avenue, northeast corner (Block 5126, Lots 1, 2, 3 and 91), Borough of Brooklyn, 17542-LC.

979-48-SM—Cardinal Engine and Boiler Works, Inc., Fuel Oil Tanks, manufactured by Cardinal Engine and Boiler Works, Inc., Material.

980-48-SM—Hydropel (integral waterproofing admix for concrete), manufactured by American Bitumuls Co., Material.

981-48-SM—Waylite Building Block and Brick, manufactured by The Cincrete Co., Material.

982-48-A—F.D.—Re: Transportation of Gasoline in Tank Trucks in New York City (construction of tanks not in conformity with Fire Department specifications covering Tank Trucks), Decision.

983-48-A—F.D.—Re: Transportation of Gasoline in Tank Trucks in New York City (construction of tanks not in conformity with Fire Department Specifications covering Tank Trucks), Decision.

984-48-SA—Reliable Viscalator, Model ESAR, (paint, lacquer and fuel oil preheater), Appliance.

985-48-A—H.B.R.—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34A, Lots 1, 12, 22 and 45), Tompkinsville, Borough of Richmond, Misc. 688-48.

986-48-A—H.B.M.—142-156 and 158-162 East 31st street and 446-448 3rd avenue, southwest corner (Block 886, Lots 50, 51 and 56), Borough of Manhattan, Alt. 1558-48.

987-48-BZ—H.B.Bx.—3982 White Plains road (avenue), east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx, Amendment to Alt. 613-48.

988-48-A—H.B.Bx.—3982 White Plains road (avenue), east side, 70.78 ft. north of East 225th street (Block 4839, Lot 48), Borough of The Bronx, Amendment to Alt. 613-48.

Restored to Docket.

771-48-A—H.B.M.—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan, Amendment to Alt. 825-48.

851-48-A—H.B.M.—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan, Alt. 1382-48.

1058-38-A—H.B.R.—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond, Alt. 48-44.

650-47-SM—B.P.C. Concrete Building Units manufactured by Stefer Corp., Material.

330-22-BZ—H.B.B.—1663-1669 East 17th street, east side, 57 ft. 2½ in. south of Kings Highway (Block 6780, Lot 55), Borough of Brooklyn, Alt. 4057-48.

1033-27-BZ—H.B.Q.—111-13 to 111-21 37th avenue and 34-80 to 34-88 111th street, northeast corner (Block 1755, Lot 57), Corona, Borough of Queens, N.B. 5741-48.

567-32-BZ—H.B.M.—3320-3338 Broadway, east side, from West 134th to West 135th streets (Block 1988, Lot 1), Borough of Manhattan, Amendment to Alt. 1765-48.

1190-27-BZ—H.B.M.—404-414 West 155th street, south side, 45 ft. west of St. Nicholas place (Block 2069, Lot 21), Borough of Manhattan, Alt. 1747-48.

320-19-BZ—H.B.Q.—78-02 Northern boulevard, south side, from 78th to 79th streets, 33-01 78th street and 33-02 79th street (Block 1251, Lot 1), Jackson Heights, Borough of Queens, Alt. 1653-48.

845-39-BZ—H.B.B.—253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn, N.B. 1537-48.

272-22-BZ—H.B.Q.—46-09 69th street, east side, 65 ft.

CALENDAR

4 in. south of Queens boulevard (Block 2432, Lot 9), Woodside, Borough of Queens, Alt. 2713-48.

738-41-BZ—H.B.Q.—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens, N.B. 5740-48.

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RULES

	Last Publication in Bulletin	
Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec.	24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept.	14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Sept.	14, 1948—Vol. 33, No. 37
Opening Protective Assemblies, Rules for Inspection of	Sept.	28, 1948—Vol. 33, No. 39
Paint, Varnish and Lacquer Spraying Rules	June	8, 1948—Vol. 33, No. 23
Platform Trucks, Specifications for	Nov.	24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Oct.	26, 1948—Vol. 33, No. 43
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.	Oct.	26, 1948—Vol. 33, No. 43
Smoking in Factories, Rules for	Sept.	28, 1948—Vol. 33, No. 39
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov.	24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov.	24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 30, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 30, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed—under section 7c of the

zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

927-47-BZ—Application, October 7, 1947, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Katie Heiman, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection; premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

787-19-BZ—Application of Kitzler and Nurick, applicants, on behalf of 343 4th Avenue Realty Corp., owner (Park Slope Chevrolet, Inc., lessee), reopened June 29, 1948, under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and, also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop); premises 343 to 361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265 to 273 5th street (Block 984, Lot 1), Borough of Brooklyn.

842-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of James E. McKillop, applicant, on behalf of Mae Bertles, owner, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling; premises 198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

102-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Louis E. Seley, owner, reopened July 13, 1948, under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium; office and accessory sales; premises 3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

CALENDAR

822-48-BZ—Application, September 16, 1948, under section 7A of the zoning resolution, of Howard H. Snyder, applicant, on behalf of Bing and Bing, Inc., owners, to permit in a business use district, the conversion of existing dwellings to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection; premises 152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

894-48-BZ—Application, October 18, 1948, under section 21-C of the zoning resolution, of William M. Dowling, applicant, on behalf of United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot; premises Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

895-48-A—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal street).

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

164-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Joseph P. Clavin, owner, reopened September 21, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment (previously granted by the Board) and proposed extension of business use in excess of that granted by the Board; premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

165-46-A—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

717-46-BZ—Application of Lama and Proskauer, applicants, on behalf of Rose Liebson and Harry Nudelman, owners, reopened October 5, 1948, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area (previously granted by the Board) to include lubritorium, auto laundry, motor vehicle repair shop, the parking of cars waiting to be serviced, sale of accessories and office; premises 104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens.

212-48-BZ—Application, March 10, 1948, under section 7i of the zoning resolution, of Harry Miceli, applicant and lessee, on behalf of Ruth Goldberg, owner, to permit in a business use district, a motor vehicle repair shop and the sale of used motor vehicles; premises 2573 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W (Block 7371, Lot 59), Borough of Brooklyn.

404-48-BZ—Application, May 4, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin,

applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the reconstruction, extension in area and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle repair shop; premises 8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn.

550-48-BZ—Application, June 3, 1948, under sections 7c and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of West 17th Street Garage, Inc., owner, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors; premises 214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

551-48-A—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan.

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

356-43-SM—Battleship Liquid Asbestos Coating (reopened November 25, 1947 re amendment of resolution to permit use of material on concrete deck); (previously approved on condition).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 30, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 30, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-47-A—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

599-48-A—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

930-48-A—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

815-48-A—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

816-48-A—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

CALENDAR

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

113-48-A—2059 Fulton street, southwest corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn (reopened and restored to calendar April 20, 1948; previously dismissed for lack of prosecution).

1058-38-A—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond (reopened November 23, 1948; previously granted on condition).

1036-46-A—666-680 1st avenue, east side, from East 38th to East 39th streets, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lots 1 and 16), Borough of Manhattan (reopened November 9, 1948).

389-47-A—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan (reopened November 3, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aarom Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, appli-

cants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78). Borough of Brooklyn.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

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739-48-BZ—Application, July 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

184-44-BZ—Application of Kaye, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

518-46-BZ—Application of Oscar I. Silverstone, applicant, on behalf of Alanfra Realty Corp., owner, reopened July 20, 1948, under section 7c of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling, to restaurant, cabaret and heretofore converted Class A multiple dwelling; premises 13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

795-48-BZ—Application, September 3, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Oswald Fischer, applicant, on behalf of Frederick Frachioni, owner, to permit in a business use, D area district, the extension of existing building and existing uses to include storage of more than five motor vehicles, display of motor vehicles, office, parts department, auto body repairs, paint shop and display of auto parts, using more than the area permitted, and without the required rear yard; premises 74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Jackson Heights, Borough of Queens.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 7/8 in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

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799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in, east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Walleit, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 7, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

827-48-A—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

780-48-A—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 14), Borough of Brooklyn.

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

657-48-A—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

658-48-A—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

659-48-A—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

939-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

940-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

941-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

754-48-A—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan.

957-48-A—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71, inclusive), Borough of Manhattan.

454-32-A—22-28 East 16th street (Buckingham road), west side, 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn (reopened and restored to calendar February 25, 1948; previously withdrawn).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schuman, owner, reopened and restored to the calendar November 16, 1948, Application, under section 7h of the zoning resolution, to permit in a residence and retail use district, the sale and display of used cars (previously granted by the Board for extension of gasoline service station which was never built); (reopened and withdrawn re parking and storage of more than five motor vehicles); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

788-46-BZ—Application, October 17, 1946, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Alex Beck, lessee), to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, for a period of five years; premises 1955 Webster avenue, west side, 40 ft. south of East 178th street and 360 East 178th street, south side, 21 ft. west of Webster avenue (Block 2815, part of Lot 1), Borough of The Bronx.

100-48-BZ—Application, January 23, 1948, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Henry Bellman, lessee), to permit in a business use district, the maintenance of an existing building as a motor vehicle repair shop, for a period of five years; premises 1878 (displayed) Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx.

766-48-BZ—Application, September 1, 1948, under sections 7c, 7i, 7A and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the alteration and reconstruc-

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tion of existing gasoline service station to include retail sales, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; premises 6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

809-48-BZ—Application, September 13, 1948, under sections 7e and 21 of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Emmy Hegemann, owner, to permit in a residence and local retail use district, the use of frame building as a factory; premises 185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

821-48-BZ—Application, September 15, 1948, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Julia Homelsky, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38, 42 and 47), Elmhurst, Borough of Queens.

841-48-BZ—Application, September 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee), to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor; premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

890-48-BZ—Application, September 27, 1948, under sections 7c and 21 of the zoning resolution, of Edward J. Hurley, applicant, on behalf of Johnad Realty Corp., owner (John A. Dursi, Inc., lessee), to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted; premises 630-634 East Fordham road, south side, 26 ft. west of Belmont

avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

909-48-BZ—Application, October 19, 1948, under sections 7f and 21 of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of William J. Rogers, owner (Pelham Park Boat service, lessee), to permit in a business use district, the installation of three 2,000 gallon tanks to be used for marine white gasoline and diesel oil, to be used in conjunction with existing boat works; 1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of Lot 32), Eastchester Bay, Borough of The Bronx.

937-48-BZ—Application, October 22, 1948, under section 7c of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of Evergreen Cemetery, owner, to permit in a residence use district, the extension to existing administrative offices; premises 1617-1661 Bushwick avenue, northwest corner of Highland boulevard (Block 3475, Lot 1), Borough of Brooklyn.

942-48-BZ—Application, November 1, 1948, under section 7A of the zoning resolution, of Charles N. and Selig Whinston, applicants, on behalf of 733 Columbus Avenue Corp., owner, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection; premises 70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter: -

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of November 16, 1948.)

1550-39-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and amendment—re Weatherwood Insulating Fibre Board and Samson Insulating Fibre Board (previously approved).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

23-37-SA

APPLICANT—Quiet-Heet Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening re additional name re Silent Heet Oil Burner, Model G; previously approved.

APPEARANCES—

For Applicant: None.

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ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.

THE VOTE TO DISMISS REQUEST TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 p.m.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY, MORNING, NOVEMBER 23, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon November 16, 1948, were approved as printed in Bulletin of November 23, 1948, Vol. 33, No. 47.

ZONING APPLICATIONS

1377-22-BZ

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Application reopened July 7, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board).

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Louis Jentz, Jr.
For Opposition: Rose Frey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection by a committee of the Board and decision in conjunction with Cal. 524-48-A.

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m.

30-48-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co. Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under Sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. at the request of the applicant.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner.

SUBJECT—Application reopened July 13, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus, John L. Grim and Raymond Ferraro.

For Opposition: Nat. Gisser and Antonio A. Benedetti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for decision by the Board.

232-48-BZ

APPLICANT—Rudolph C. P. Boehler, for Glauber, Inc., owner (G. E. Walter & Sons, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolph C. P. Boehler.

For Opposition: Harry N. Borsher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. at the request of the applicant.

512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

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PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m.

707-48-BZ

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for decision by the Board.

739-48-BZ

APPLICANT—Lama and Proskauer, for Estate of Hyman Arkway, (Abraham Wolodarsky, Executor), owner (Corbin and Morrison, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for decision by the Board after inspection.

755-48-BZ

APPLICANT—Lama and Proskauer, for Nyled Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted.

PREMISES AFFECTED—312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and for decision without further argument.

773-48-BZ

APPLICANT—Lama and Proskauer, for Nicholas R. Imperiale, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas R. Imperiale.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection and for decision without further argument.

822-48-BZ

APPLICANT—Howard H. Snyder, for Bing and Bing, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show-windows beyond permitted distance from the intersection.

PREMISES AFFECTED—152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for applicant to file revised plans.

894-48-BZ

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21-C of the zoning resolution, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side, (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph H. Garahan, William B. Dowling and J. W. Schenker.

For Opposition: Cecelia Worjereszak, J. Kusmerski and H. Mothekewsz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Milton D. Lifset, N. Y. State Division of Housing.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for applicant to file proper plans.

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368-48-BZ

APPLICANT—Henry George Greene, for 58 Greenwich Avenue, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use, C area district, the extension of an existing restaurant with the roof level higher than that permitted.

PREMISES AFFECTED—58 Greenwich avenue, east side, 167 ft. 7 in. south of West 11th street (Block 606, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and Daniel Stamper.

For Opposition: Allyn Burby, Henry Bass and James Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

514-27-BZ

APPLICANT—Herman E. Horwood, for Michael and Joseph Abruzese, owners.

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the additional use of motor vehicle repair shop to existing storage garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—4550 White Plains road (avenue), east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (514-27-BZ)

WHEREAS, this application under section 7g of the zoning resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 4550 White Plains avenue, Borough of The Bronx, was granted by the Board on January 4, 1928 on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under Sections 7c and 7i of the zoning resolution, to permit in business and unrestricted use districts, the additional use of motor vehicle repair shop to existing storage garage for more than five (5) motor vehicles affecting premises 4550 White Plains road (avenue) east side, 251 ft. south of East 240th street (Block 5084, Lot 30), Borough of The Bronx; and

WHEREAS, this application was reopened on September 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 240th street, White Plains road and the site are in business and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1948, as to Alt. Applic. 315-48, reads:

"1. In a business district, the additional use of an existing storage garage for more than five cars, for motor vehicle repairs, is contrary to Article 2, Section 4, Subdivision 29 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 75 ft. 7 3/16 in. front by 88 ft. 11 5/8 in. in depth, irregular, on which is located a building covering the entire plot, 2 stories, 26 ft. in height, of Class 1 construction, presently used as a storage garage; that it is proposed to permit a motor vehicle repair shop to the existing public garage and gasoline selling station; and

WHEREAS, the applicant contends that the requested variation would be for permission to allow wheel alignment and brake service and a small amount of minor motor repairs and adjustment in this rear portion of the 1st story; that there is to be no fender or body work and no forges or anvils; as shown on plan of existing conditions there are two regulation car lifts one of which is for lubricating and the other for lubrication and wheel alignment and brake service; that comparison of the plot plan and photos of the previous appeal with those submitted herewith will show very little change in the neighborhood in the last 20 years, and since no structural change is contemplated there would be no effect on the surroundings; that the portion within the unrestricted use district is about 660 sq. ft. on each floor, or a total of about 1900 sq. ft.; that this request is for permission to use the 35 ft. at the rear of 1st story only for the motor vehicle repairs mentioned herein which would be about 2700 sq. ft. including the tool room and stock room; that if these areas are deducted the space requested would be only about 2100 sq. ft. including the space used for lubrication which is not considered motor vehicle repairing; that there is 30 ft. of open space at the north and east; that two of the three lots facing these premises at the rear are vacant and all properties at the rear are in the unrestricted district and face the shops and yards of the IRT.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 4, 1928 by adding thereto:

"that in the event the owner desires to maintain wheel alignment and brake service and to perform minor repairs with hand tools only as proposed and as passed on by the borough superintendent under Alt. 315-48 and as indicated on amended plans filed with this application marked "Received October 7, 1948," three sheets, such servicing and motor vehicle repairing may be permitted under section 7i on condition that such work shall be confined to the rear portion of the building on the first story as proposed on condition that in all other respects, the resolution adopted by the Board on January 4, 1928 shall be complied with; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that the sidewalk and curbing shall be repaired to the satisfaction of the borough president; that any ducts extending beyond the building or over the side or rear building lines of the premises shall be removed; that no signs shall be maintained on the public sidewalk; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution; that a new certificate of occupancy to supersede C.O. 1588 issued on September 27, 1928 shall be obtained."

384-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing, retail sales and motor vehicle repair shop.

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PREMISES AFFECTED—808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Alfred G. Vollmar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (384-48-BZ)

WHEREAS, George H. Colin, for Crew Levick Corporation, owner; Cities Service Oil Co., lessee, filed April 28, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station to include lubritorium, car washing and retail sales, affecting premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 23, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Park avenue is in business and unrestricted use, B area and Class 1½ height districts; Bedford avenue and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 12 1948, as to N.B. Applic. 192-48, reads:

"1. Proposed gasoline station, retail sales, lubritorium, car washing & minor repairs within a business use district is contrary to Art. 2, Sect. 4a - 29 & 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 62 ft. front by 69 ft. 6 in. in depth, on which is located a gasoline service station with a building 20 ft. by 20 ft. (irregular), one story in height, of Class 3 construction; that there is also an outside hydraulic lift, an outside grease pit and two pump concrete islands; that there is a brick wall along the interior property lines; that it is proposed to demolish the existing gasoline service station and erect a building 35 ft. front by 45 ft. 6 in., one story 13 ft. in height, of Class 3 construction to be used as a gasoline service station, lubritorium and auto laundry, retail sales and office; that it is proposed to maintain existing pump islands, yard paving and curb cuts on Bedford avenue and to separate the existing 56 ft. curb cut on Park avenue into two 25 ft. cuts with a 6 ft. dividing section in center; that the existing brick wall will be maintained along interior lot lines not occupied by the proposed building; that existing lift and pit will be removed; and

WHEREAS, the applicant contends that the entire structure will be faced with white stucco finish or porcelain enamel skin and will conform to the standard pattern of Cities Service Oil Company; that Bedford and Park avenues are important vehicular thoroughfares with ever-increasing traffic; that the station was erected in 1924, according to the standards of that day and does not meet present day requirements; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7c thereof, to permit the existing legally established gasoline service station to be rearranged substantially as proposed and as indicated on plans filed with this application marked "Re-

ceived November 17, 1948," four sheets, and revised area plan marked "Received November 23, 1948," Exhibit A-1, on condition that the existing accessory building and exterior pits and greasing lifts shall be removed from the premises and the premises shall be rearranged as proposed; that the existing pumps shall be removed; that present pumps or new pumps shall be installed not nearer than 11 ft. 6 in. to the building lines of Park avenue and Bedford avenue as proposed; that curb cuts shall be reduced as indicated on plans showing the proposed layout and no portion of any curb cut shall be nearer than 5 ft. to either street building line as prolonged; that at the intersection within the building line, there shall be maintained a block of concrete extending for a distance of not more than 5 ft. along either building line and not less than 12 in. in height; that such block of concrete may be segmental in shape; that the existing brick walls or similar walls shall be maintained on the interior lot lines continuously with no openings in the proposed accessory building or such walls to adjoining properties; that the greasing equipment shall be of the hydraulic type only; that the balance of the premises where not covered by the accessory building, walls and pumps shall be paved with concrete or colprovia or other reasonably impervious surfacing; that sidewalks and curbing shall be restored and repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the premises near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that any repairing done on the premises may be permitted under section 7i provided such repairs are of a minor nature and with hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that any heater room shall be separated from the balance of the accessory building by fire-proof construction except that the ceiling may be fire-retarded and accessible only from the exterior; that in all other respects, the accessory building shall comply with the requirements of the building code therefor; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

674-48-BZ

APPLICANT—Lama and Proskauer, for Inter-County Theatres Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a building to be used as an automobile showroom and stores.

PREMISES AFFECTED—142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411; Lots 1, 4, 34 and 36), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Nathan A. Willis and Herman Wollitzer.

For Opposition: Peter A. Tufo, Fay J. Berg, Otilia Martin, Winifred Bourie, Josephine Fitz-Maurice, Manuel A. Caragol and Yolanda R. Tufo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (674-48-BZ)

WHEREAS, Lama and Proskauer, for Inter-County Theatre Corp., owner, filed April 21, 1948, an application

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under section 7c of the zoning resolution, to permit in residence and retail use districts, the erection and maintenance of a building to be used as an automobile showroom and stores, affecting premises 142-02 to 142-08 Horace Harding boulevard, 61-01 to 61-25 Main street, southeast corner and 142-01 61st road (Block 6411, Lots 1, 4, 34, 36), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on November 3, 1948, after due notice by publication in the Bulletin, and laid over to November 23, 1948, at request of objector, applicant concurring; and

WHEREAS, the decision of the borough superintendent, dated April 16, 1948, as to N.B. Applic. 926-48, reads:

"1. Erection of auto showroom and stores in a partially retail and residence district is contrary to Art. II, sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 217.38 ft. front by 100.08 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 217.38 ft. front (irregular) by 88.7 ft. and 68 ft. in depth, one story 13 ft. in height, of Class 3 construction, to be used as an auto showroom and stores; and

WHEREAS, the applicant states that 61st road east of Main street although the City Planning maps does not have title thereof vested in the City and no proceedings are pending to acquire title; that proceedings are now pending by the City to acquire title to 61st Road, 62nd Avenue and 62nd Road all west of Main street; that the stores proposed would fully conform to the area requirements for a "D" area district and by leaving a large court to the east, the adjoining owners on 61st Road and Horace Harding Blvd. would not be affected by these stores but would be assured of additional permanent light, ventilation and open area; that it is further proposed to landscape, seed and plant this area as an additional safeguard to the adjoining owners; that Main street is a heavily trafficked auto lane leading north and south of across Long Island and the land immediately adjoining said street on both sides has not been developed with residences, tending to show that Main street is unsuitable for dwellings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent dated April 16, 1948 as to N.B. Applic. 926-48 be and it hereby is affirmed and the application be and it hereby is denied.

719-48-BZ

APPLICANT—Siegel and Green, for Madison French Laundry, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from ornamental iron works in basement and architectural woodworking on furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors.

PREMISES AFFECTED—407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7-8), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel, H. B. Horne, Paul Hornstein and Ed. Lipton.

For Opposition: Eunice Kerr and Celia Monath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (719-48-BZ)

WHEREAS, Siegel and Green, for Madison French Laundry, Inc., owner, filed July 26, 1948, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from ornamental iron works in basement and architectural woodworking and furniture frames on 1st and 2nd floors to hand laundry, basement, 1st and 2nd floors, affecting premises 407-409 East 70th street, north side, 163 ft. east of 1st avenue (Block 1465, Lots 7 and 8), Borough of Manhattan; and

WHEREAS, a public hearing was held on October 19, 1948, after due notice by publication in the Bulletin, and laid over to November 16, 1948 for inspection and decision without further argument and also to obtain records from Department of Housing and Buildings, as to letter of March 19, 1948 addressed to the First Avenue Association; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a business use, B area and Class 1½ height district; East 70th street is in residence and business use, B area and Class 1½ height districts and the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 22, 1948, as to Alt. Applic. 1111-48, reads:

"1. Change from one non-conforming use to another non-conforming use in a residence use district is not permitted. Art. II, Para 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 55 ft. 4 in. in depth, on which is located a building 50 ft. by 50 ft. in depth, five stories and basement, 68 ft. in height, of Class 3 construction, presently used as tenant factories; that it is proposed to change the use of basement from ornamental iron works to hand laundry and on the 1st and 2nd floors from architectural woodworking and furniture frames to hand laundry; and

WHEREAS, the applicant contends that the present owners made contract to purchase this building in August 1947, when these premises were located in an unrestricted use district; that in October 1947, the general area was rezoned to residence use district; that the present owners purchased this building primarily for their own business as they had to vacate from their former business location at 225 E. 58th street under the Emergency Rent Laws; that in order to obtain possession of this building, they dispossessed the aforementioned occupants of the basement, 1st and 2nd floors and obtained legal possession by order of the courts; that upon obtaining such possession, they were required under the Emergency Rent Laws to occupy these premises for their own use, or be subject to severe penalties under those laws; that the Madison French Laundry, the present owners, for many years conducted this same business at 225 E. 58th street and obtained permits and approvals from the various departments without question as a permitted use in a business district; that the business consists principally of retail hand laundry service, with the wet washing being done by others in a plant elsewhere and not on these premises; that the laundry is finished and wrapped in their building and returned to the retail customers; that the basement is used for marking and sorting the laundry; that the 1st floor is used as an office and for the finishing by hand ironing and wrapping; that the 2nd floor is used for hand ironing and wrapping finished laundry and drying; that they perform incidental minor laundering for silks and similar small items in their premises, using only four wash-tubs, two 30 lb. drying tumblers and one 20 lb. washing machine; that no major wetwashing or steam laundering is done on these premises; and

WHEREAS, the applicant further states that in his opinion the change in tenancy affected by the present owners was not contrary to Section 6 of the zoning resolution; that it does not constitute a change in use as intended by this section; that since these premises were previously occupied as factories of a type permitted in an unrestricted use district, a change of tenancy to a type within the same zoning category without structural alterations or extensions is not prohibited

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by Section 6; that the Borough Superintendent of Manhattan advised to the contrary and suggested an appeal to the Board of Standards and Appeals (photostatic copy of letter filed); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that an inspection by the Department of Housing and Buildings on March 12, 1948 indicates that the Madison French Laundry, Inc., located at 225 East 58th street, planned to use the cellar, 1st and 2nd floors at 407-409 East 70th street primarily as a hand laundry with 20 employees; that the major part of the equipment consists of electric and hand ironers with a small washing machine for washing delicate fabrics, such as silks; that ordinary laundry to be washed is sent out to a wet wash laundry the Central Steam Laundry at 211 East 94th street; that application was disapproved first because it was classed as a wet wash laundry which objection was withdrawn and approval was denied as contrary to zoning for changing one non-conforming use to another non-conforming use; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit the cellar, 1st and 2nd floors, to be occupied as proposed as a hand laundry and as indicated on plans filed with this application marked "Received July 26, 1948," four sheets, *on condition* that the area to be so occupied shall not be increased; that the premises at no time shall be used as a wet wash laundry or steam laundry as generally interpreted; that no washing shall be done on the premises except as proposed for delicate material, such as silks and rayons, for retail customers; that all other laundry shall be sent out to be wetwashed; that the laundry shall be maintained primarily as a hand ironing laundry; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

744-48-BZ

APPLICANT—Daniel Santoro, for Edward Ciazzo Associates, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, D and E area district, the erection and maintenance of stores, using more than the area permitted.

PREMISES AFFECTED—334 Richmond avenue, northwest corner of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro and Edward Ciazzo.
For Opposition: Mayer Lindner, A. Abrahamsen, Isaac A. Millner, Berdye Schiff, Joan Berman and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (744-48-BZ)

WHEREAS, Daniel Santoro, for Edward Ciazzo Associates, owner, filed, August 5, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, D and E area district, the erection and maintenance of stores, using more than the permitted area, affecting premises 334 Richmond avenue, northwest corner

of Palmer avenue (Block 1090, Lot 1), Port Richmond, Borough of Richmond; and

WHEREAS, a public hearing was held on November 3, 1948, after due notice by publication in the Bulletin, and laid over to November 23, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Richmond avenue is in a business use, C and D area and Class 1½ height district; Palmer avenue and the site are in residence and business use, D and E area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated July 26, 1948, as to amend. to N.B. Applic. 219-48, reads:

"1. That portion of the lot from Richmond avenue extending 100 ft. to the rear is located in a D area, the remainder of the lot is located in an E area. The area to be occupied by the proposed business structure is in excess of the allowable area permitted by Art. IV, Section 1A(c) amd. Sect. 15(c)."

and

WHEREAS, the applicant states that the premises consist of a plot 100.07 ft. frontage by 146.12 ft. in depth, presently vacant; that it is proposed to erect a building 100.07 ft. front by 105 ft. in depth, one story, 20 ft. in height, to be used as stores (3), of Class 2 construction; and

WHEREAS, the applicant contends that Richmond avenue is the largest shopping center on Staten Island; that land values are the highest on Staten Island; that the President of the Borough of Richmond has appointed a committee of citizens to make a study of zoning and submit their report and recommendations to the City Planning Commission for consideration of the changes proposed; that among the proposed changes, it is proposed to modify the zoning resolution in respect to the use of lots more than 100 ft. in depth so as to allow the use as in this case of a lot for business the full depth or 146.12 instead of 100 ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c as to extension of use and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief as to extension of area on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the borough superintendent dated July 26, 1948 as to amendment to N.B. Applic. 219-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

524-48-A

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Louis Jentz, Jr.
For Opposition: Rose Frey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. in connection with Cal. No. 1377-22-BZ.

777-48-A

APPLICANT—Lama and Proskauer, for Brenner Sawdust Co., Inc., owner.

MINUTES

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. for inspection by a committee of the Board and for decision.

836-48-A

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m., in connection with Cal. 707-48-BZ.

895-48-A

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co., Inc. and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36 General City Law re buildings in bed of and not fronting on legal street).

APPEARANCES—

For Applicant: Joseph H. Garalian, William B. Dowling and J. W. Schenker.

For Opposition: Cecelia Wojereszak, J. Kusmerski, and H. Mothekeusz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Milton D. Lifset, N. Y. State Division of Housing.

ACTION OF BOARD—Laid over to November 30, 1948 at 10 a.m. for applicant to file proper plans.

686-48-A

APPLICANT—Charles M. Spindler, for Long Island Rail Road Co., owner (Spur Distributing Co., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—21-02 to 21-20 Jackson avenue and 47-01 to 47-11 Arch street, southeast corner (Block 87, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appeal withdrawn without prejudice to file plans in the Department of Housing and Buildings to show the conditions as presented to the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

687-48-A

APPLICANT—Charles M. Spindler, for Long Island Rail Road Co., owner (Spur Distributing Co., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—42-32 to 42-42 Northern boulevard and 35-01 to 35-07 42nd place, southeast corner (Block 183, Lot 140), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appeal withdrawn without prejudice to file plans in the Department of Housing and Buildings to show the conditions as presented to the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

907-48-A

APPLICANT—Herman E. Horwood, for Michael and Joseph Abruzese, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4550 White Plains avenue, east side, 251 ft. south of East 240th street (1st floor); (Block 5084, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the resolution adopted by the Board this day under Cal. 514-27-BZ, Vol. II.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

660-46-SM

APPLICANT—Combustion Control Corp., owner.

SUBJECT—Fireye System; Systems FF-1; FF-2; FF-3; FF-5 and FF-6 (reopened January 13, 1948).

APPEARANCES—

For Applicant: Carl Galarce.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (660-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 18, 1948.

Re: Cal. 660-46-SM.

Subject: Fireye System; Systems FF-1; FF-2; FF-3; FF-5, and FF-6, approval of.

MINUTES

The Board on December 3, 1946 approved the Combustion Control Corp., Fireye Flame Failure Safeguard Type F 18T and reopened the application January 13, 1948 to include additional types namely FF-1; FF-2; FF-3; FF-5 and FF-6.

Description

The models listed above are basically the same as Type F 18T (approved by the Board Dec. 3, 1946) with two exceptions. (1) The unit has been split into two parts; the small scanner head which is mounted on the oil burner and a separate relay box which is mounted remotely from the burner. The two pieces are interconnected with 5 wire cable. (2) The Electronic circuit has been provided with additional safe-failure characteristics.

System FF-1 consists of Photoelectric Scanner Type 45PH5 and Programming Control Type 24PJ8.

The Scanner Type 45PH5 continuously monitors the oil flame and turns off the burner immediately upon flame failure. The Programming Control automatically starts the burner in operation and programs the sequence of oil valve opening, post ignition timing, priming and scavenging periods. If line voltage should fail during normal operation the Programming Control will shut down the system and automatically restart the burner when line voltage is restored.

System FF-2 has the same Scanner and Control as the FF-1 and in addition has a Fireye Flame Rod 45JP1 the function of which is to monitor the gas pilot flame and does not allow the oil valve to open unless gas pilot is established.

System FF-3 has the same Scanner as FF-1 and FF-2 and has an Electronic Control 24QJ5 which provides flame failure protection after the burner has been manually ignited and turns off the burner immediately upon flame failure.

System FF-5 consists of an Electronic Flame Rod Type 45JQ1 and Programming Control 24PJ8. The Flame Rod consists of a vacuum tube amplifier and the flame electrode which monitors the gas flame.

System FF-6 consists of a Fireye Flame Rod 45JQ1 and the Electronic Control 24QJ5.

Inspection and Test

System FF-1 was inspected and tested on February 10, 1948 at 188 3rd Avenue, Brooklyn, in the presence of Chief Engr. L. V. Huber and J. A. Darts, Engineering Division Committee on Test and Messrs. Maxwell and Gale representing the applicant. The device functioned as designed on each test shutting off the oil supply instantly when flame was extinguished.

Recommendation

On the basis of the inspection and test and the additional data supplied with the reopened application the Committee on Test recommend the approval of Fireye Systems FF-1; FF-2; FF-3; FF-5 and FF-6 provided that the conditions of the recommendations of the original resolution dated December 3, 1946 be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 3, 1946, in accordance with the above report.

422-47-SA

APPLICANT—The Liquid Carbonic Corp., owner.

SUBJECT—Application reopened June 22, 1948—re Liquiflow CO₂ Receiver (additional model); previously approved.

APPEARANCES—

For Applicant: William R. Distasio.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (422-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 15, 1948.

Re: Cal. 422-47-SA.

Subject: The Liquiflow CO₂ Receiver for use of liquid CO₂ instead of Solid Carbon Dioxide (Dry Ice).

The Board of Standards and Appeals on May 11, 1948 approved the Liquiflow CO₂ Receiver for use with Solid Carbon Dioxide under certain conditions, a request was made for amendment of the resolution to permit the use of liquid CO₂. The application was reopened by vote of the Board June 22, 1948.

Description

There will be no change in the construction of the receiver for use with the liquid CO₂ from that approved for use with solid CO₂ the difference will be that the liquid CO₂ will be delivered to the plant in tank trucks and will be poured into the receiver through a hose.

All safety appliance will be maintained for the liquid CO₂ as are used for the solid CO₂.

Recommendations

The Committee on Test having inspected the plant of the applicant and having investigated the new proposal recommends that the resolution of the Board of May 11, 1948 be amended to permit the use of either solid or liquid CO₂ provided the tank trucks used for delivery of the liquid CO₂ are satisfactory to the Fire Commissioner.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 11, 1948, in accordance with the above report.

40-48-SM

APPLICANT—F. Schumacher and Co., owner.

SUBJECT—Application reopened October 13, 1948—re F. Schumacher and Co., Nylon Woven Fabrics (previously approved).

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (40-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 3, 1948.

Re: Cal. 40-48-SM.

Subject: F. Schumacher and Co. Nylon Woven Fabrics approval of.

F. Schumacher and Co. of New York filed a request with the Board May 24, 1948 for a reopening of the application to include additional fabrics. The application was reopened October 13, 1948.

Description

These fabrics are nylon fabrics similar to nylon fabrics approved by the Board March 16, 1948 differing only in weight and quality numbers.

Inspection and Test

F. Schumacher and Co. Nylon Woven Fabrics were flame tested May 12, 1948 at the Union Stop Fire Inc. Laboratory at 125 Ashland Place. Present at the test were Comm. C. M. Blum and J. A. Darts, Engineering Division Committee on Test, Messrs. R. W. Trapvett, J. W. Berkeypile and Dr. W. B. Vincent of E. I. Du Pont De Nemours and Co., Inc., Mr. R. Curt Hasenclever of F. Schumacher and Co. and Mr. W. H. Masterson of the Better Fabrics Testing Bureau.

Samples were identified as follows:

Quality No.	Type of Material	Fibre
3101	Marquisette	nylon
2758	Satin	nylon
1931	Damask	nylon (Spun Nylon Filling)
3102	Sheer	nylon

All four samples showed no flashing, flaming or after glow but melted or fused when contacted with open flame and did not support combustion.

Recommendation

On the basis of the foregoing test the Committee on Test concludes that F. Schumacher and Co. Nylon Woven Fabrics herein listed marquisette, Quality No. 3101; Satin Quality No. 2758; Damask Quality No. 1931 and Sheer Quality No. 3102 possess inherent flameproof properties and recommend that the resolution of March 16, 1948 be amended to include the nylon fabrics above listed on condition that all the requirements of the resolution of March 16, 1948 be complied with.

The Committee further recommends that a Certificate be issued to each user by the applicant, on each approved item when used in places of Public Assembly.

The Committee further recommends that each curtain, face drape or lining, where approved fabrics have been used shall have a label showing the approval sewn thereon.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 16, 1948, in accordance with the above report.

819-48-SM

APPLICANT—Clifton Dunbrik Co., owner.

SUBJECT—Dunbrik—Concrete Face Brick, approval of.

APPEARANCES—

For Applicant: A. Paul Tablin.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (819-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

November 4, 1948.

Re: Cal. 819-48-SM.

Subject: Dunbrik—Concrete Face Brick; approval of.

The Clifton Dunbrik Co. of Paterson, New Jersey; filed August 16, 1948 an application with the Board of Standards and Appeals for approval of the Dunbrik Concrete Face Brick under the provisions of C26-178.0.b and the Rules of the Board of Standards and Appeals for the manufacture testing and use of concrete masonry units.

Description

The material is a concrete face brick of standard size $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$. The brick is manufactured in seven colors. Grey, Red, Buff, Brown, Tan, Black and Lemon Yellow. The brick is manufactured of sand, High Early Cement, pure iron oxide pigment and water.

A 16 cu. foot skip is filled with sand from Preakness, N. J. (This sand is analyzed periodically by the W. E. Dunn Mfg. Co.) to this is added two bags of High Early Cement and 16 lbs. of iron oxide coloring is then added. (The iron oxide never exceeds 10% of the weight of the cement). This material is then hoisted to the mixer and 7 gallons of Paterson City water, measured by a water meter, is added. The material is mixed for a total of 6 minutes and the bricks are then made on a Dunbrik machine.

The bricks are then placed in a steam kiln where the temperature is maintained at 70° F. for 2 hours then raised to 140° F. for 16 hours. The bricks are then cured in the open for a minimum of 15 days.

Inspection and Test

The plant of the applicant, which is located on 3 acres of ground has adequate loading and unloading facilities as it is equipped with its own railroad siding and trestle. The plant proper consists of two buildings, one that is 70' x 60' which houses the equipment which consists of the skip, mixer brick machine, cement storage and two kilns, each kiln 8' x 8' x 50', the other building is the boiler room 20' x 15'.

The plant was inspected October 8, 1948 by the Committee on Test consisting of Comm. C. M. Blum and J. A. Darts, Engineering Division and Messrs. P. Tablin and G. Huber representing the applicant.

Test specimens of both red and grey brick were selected and marked.

The selected samples were tested at the Newark Testing Laboratory October 25, 1948 in the presence of J. A. Darts, Engineering Division, with results as follows:

Grey Brick

Modulus of Rupture	Average of 5 specimens	814 p.s.i.
Compression	Average of 5 specimens	2824 p.s.i.
Absorption	Average of 5 specimens	6.6%

Red Brick

Modulus of Rupture	Average of 5 specimens	854 p.s.i.
Compression	Average of 5 specimens	3181 p.s.i.
Absorption	Average of 5 specimens	7.1%

MINUTES

Recommendation

On the basis of the inspection and test the Committee on Test recommends the approval of the Dunbrik Concrete Face Brick as manufactured as herein set forth at the applicant's plant pursuant to Section C26-191.0 for use, under the Rules of the Board, in load bearing and non load bearing masonry as provided in Sub. Article 4 of Article 9 of Chapter 26 Administrative Building Code on condition that each unit shall have an identification mark as required under Section C26-306.0 Administrative Building Code.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20 and XLO (Model XLO to be marketed as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Leeson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shepard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner, approval of.

APPEARANCES—

For Applicant: A. L. Addis.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (829-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 19, 1948.

Re: Cal. 829-48-SA

Subject: Nu-Way Oil Burner Models A-2; A-4; XL-2; XL-6; XL-12; XL-20; XS-2; XS-4 and XLO, XLO to be marketed as Afco Oil Burner; Bard Oil Burner; Certified Oil Burner; Fire Power-O-Matic Oil Burner; Hall-Neal Victor Oil Burner; J & C Oil Burner & Power Oil Burner; Leeson Oil Burner; McDonald Oil Burner; Meyer Furnace Co. Oil Burner; Round Oak Co. Oil Burner; Rudy Oil Burner; Shepard Oil Burner; Silver Seal Oil Burner; Thatcher Oil Burner; Waterbury Oil Burner; Weil-McLain Nu-way Oil Burner and Model A2 and A4 to be marketed under the trade name of Fire Tender Oil Burner, approval of.

The Nu-Way Corporation of Rock Island, Illinois, filed June 16, 1948 an application with the Board of Standards and Appeals for approval of the Nu-Way Oil Burner Models A2 and A4 and Models XL-2, XL-6, XL-12, XL-20, XS and XLO. (The model XLO to be marketed under the following trade names: Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burn-

er, J & C Oil Burner and Power Oil Burner, Leeson Oil Burner, McDonald Oil Burner, Meyer Furnace Co. Oil Burner, Round Oak Co. Oil Burner, Rudy Oil Burner, Shepard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Nu-Way Oil Burner and model A2 and A4 to be marketed under the trade name of Fire Tender Oil Burner) under provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Description

These models are a mechanical draft oil burner of the pressure atomizing type suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard. The burners are made up in various model numbers and the only difference being the capacity per hour.

Model A-2 has a capacity of $\frac{3}{4}$ to 2 gal. per hour

A-4 has a capacity of 2 to 4 gal. per hour

XL-2 $\frac{3}{4}$ to 2 gal. per hour

XL-6 2 to 6 gal. per hour

XL-12 6 to 12 gal. per hour

XL-20 12 to 20 gal. per hour

XS-2 $\frac{3}{4}$ to 2 gal. per hour

XS-4 2 to 4 gal. per hour

XLO has same range as the XL series.

The assembly and controls on all models are identical consisting of:

Fan Housing and Stand—Cast Aluminum

Fire Ring—Cast Iron

Draft Tube—No. 16 gauge sheet steel

Motor Ohio—Nu-Way or Equal

Transformer—Webster or Equal

Fuel Unit—Sundstrand or Equal

Fan—Torrington or equal (Sirocco type)

The controls are Minneapolis Honeywell or equal and consist of Limit Control, Thermostat and Pressure-control.

The burner has been approved by the Underwriters Laboratories, Inc., Misc. Petroleum 216 Application No. 46C2527 dated June 5, 1947.

Inspection and Test

A model XL-6 of this burner was inspected and tested at 34 Spruce Street, New York City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test; Mr. A. L. Addis represented the applicant. The burner was an assembly of approved parts suitable for use with each other, for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposit. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 425°F. the CO₂ content of the flue gases was 10%.

Recommendation

On the basis of this inspection and test and the data filed with the application the Committee on Test recommends the approval of the Nu-Way Oil Burner Models A-2; A-4; XL-2; XL-6; XL-12; XL-20; XS-2; XS-4 and XLO for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3 U. S. Department of Commerce Standard when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals. The Committee further recommends that Models A-2 and A-4 may be marketed under the trade name of "Fire Tender Oil Burner" and that Model XLO may

MINUTES

be marketed under the following trade names "Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner and Power Oil Burner, Leeson Oil Burner, McDonald Oil Burner, Meyer Furnace Co. Oil Burner, Round Oak Co. Oil Burner, Rudy Oil Burner, Shepard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner and Weil McLain Nu-Way Oil Burner provided the burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 829-48-SA."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 12:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 1948, 2 P. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

870-39-A

APPLICANT—Frederick C. Genz, for Walt Whitman School, owner.

SUBJECT—Application reopened September 21, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—25 East 78th street and 1010 Madison avenue, northwest corner (5th floor); (Block 1393, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz and Louise Krueger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (870-39-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 25 East 78th street and 1010 Madison avenue, northeast corner (Block 1393, Lot 14), Borough of Manhattan, was granted by the Board on July 18, 1939 on certain conditions; and

WHEREAS, the resolution was amended September 12, 1939; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a decision of the borough superintendent; and

WHEREAS, this appeal was reopened September 21, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent,

dated August 30, 1948, as to Alt. Applic. 1585-48, reads as follows:

"1. Proposal to extend classrooms on the 5th floor of bldg. which is non-fireproof should be referred back to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is now used and occupied: Cellar, boilerroom; basement, dining room and shop; 1st floor, reception and classroom, 20 persons; 2nd floor, assembly and classroom, 15 persons; 3rd floor, classrooms, 40 persons; 4th floor, classrooms, 45 persons; 5th floor, offices and library, 10 persons; proposed to be used and occupied: Cellar, boilerroom; basement, dining room and shop; 1st floor, reception, library and classrooms, 25 persons; 2nd floor, assembly and classroom, 40 persons; 3rd and 4th floors, classrooms, 45 persons each; 5th floor, classrooms, 55 persons; that the building is equipped with a sprinkler system in the basement only; that there are two interior steel fireproof stairways, equipped with fireproof, self-closing doors and extending to roof bulkhead, one of the stairs extends to the street; that one stairs is 3 ft. 8 in. wide and one 2 ft. 6 in. wide; that in addition there is one fire escape on the Madison Avenue front extending to roof by stair and to street by ladder; and

WHEREAS, Certificate of Occupancy 34162 was issued June 18, 1948, upon completion of work under Alt. Applic. 2120-1939, in accordance with the resolution previously adopted by this Board, and permits the present use and occupancy; that this certificate carries a notation that the sprinkler and fire alarm were approved by the Fire Department June 17, 1948 and the fuel oil installation approved by the Fire Department May 19, 1948; and

WHEREAS, the applicant states it is now proposed to use the fifth floor for classrooms; and

WHEREAS, the applicant contends that since the Board granted permission to use the first to fourth floors for classrooms, the school's patronage has increased so that further space for teaching must be acquired; that the classrooms on the 3rd and 4th floors are devoted to children of nursery and early primary groups; that it is those that are now proposed to be extended to the 5th floor; that both stairs run to the roof and also the fire escape; that exit facilities to the roof have been improved by the addition of a 3 ft. iron stairway to the roof of 1014 Madison avenue, which stairway was required by the Board under Cal. 550-47-A on the 1014 Madison avenue property; that if it is deemed advisable by the Board, an additional means of egress can be constructed from the roof to the roof of 15 East 78th street, which is a fire proof building recently acquired by the School and now in the course of alteration.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 18, 1939, as amended by resolution adopted September 12, 1939, by adding thereto:

"... that the 5th floor of the building may also be occupied for classrooms as proposed and as passed on by the borough superintendent under Alt. Applic. 1585-48, objection dated August 30, 1948, and as indicated on plans filed with this request for amendment, dated September 10, 1948, (6 sheets), *on condition* that the requirements of the resolution as previously adopted shall in all other respects be complied with; that the age of the children to occupy the 5th floor classrooms shall not be under six years."

18-46-A

APPLICANT—Seymour W. Goldschlag, for 5-11 Cook Street Realty Corp., owner (Royal Backing Corp., lessee).

SUBJECT—Application reopened October 26, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

MINUTES

PREMISES AFFECTED—5-11 Cook street, north side, 25 ft. east of Manhattan avenue (Block 3113, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Seymour W. Goldschlag.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (18-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 5-11 Cook street, north side, 25 ft. east of Manhattan avenue (basement and 1st floor); (Block 3113, Lot 33), Borough of Brooklyn, was granted by the Board February 5, 1946, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a decision of the borough superintendent; and

WHEREAS, this appeal was reopened October 26, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated September 17, 1948, as to Alt. Applic. 5125-46, reads:

"1. Exits from all floors to comply with sect. 270 of Labor Law. (Refer to Cal. 18-46-A, B.S. & A.)."

and

WHEREAS, the applicant states that the building is 1½ stories, 23 ft. in height, 100 ft. by 100 ft. and 125 ft. in area at first floor, 100 ft. by 100 ft. in area at typical floor, Class 3 construction, erected in 1925, located in an unrestricted use, B area, Class 1½ height district, used and occupied since 1946, as follows: Cellar, boilerroom; basement, textile coating manufacturing, 20 persons; 1st floor, warehouse—storage U. S. Navy, 10 persons; proposed to be used and occupied: Cellar, same; basement, textile coating manufacturing, 20 persons; 1st floor, manufacturing, 15 persons; and

WHEREAS, Certificate of Occupancy No. 115950 issued November 26, 1946, permits the use of the building, as follows: Cellar, boilerroom; basement, textile coating manufacturing, 20 persons; 1st floor, warehouse—U. S. Navy storage, 10 persons, in accordance with the resolution adopted by the Board under Cal. 18-46-A on February 5, 1946; and

WHEREAS, the applicant states that the building is equipped with a one-source sprinkler system throughout, one 4 ft. wide fireproof interior stairs, enclosed with terra cotta block, equipped with kalamein, 1-hour test self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant now contends that a concrete ramp sloping 11 ft. 4 in. in 67 ft. length, approximately 16½% joins the first floor with the street and is completely separated from the basement by a brick wall; that a fireproof stair in a fireproof enclosure extending to the roof by means of a bulkhead joins the west side of the first floor with the street; that in 1946 the Board permitted manufacturing in the basement and U. S. Navy storage on the first floor; that after the war, the Navy relinquished the use of the warehouse and the owners have made a lease with a manufacturer of boxes; that Alt. 5125-46 was filed to legalize the use of the first floor as a factory and construction has commenced; that the tenant moved in before the work was completed and due to business reverses abandoned the remainder of the alteration, which consisted of installing a fireproof stair enclosure and breaking through two reinforced concrete slabs and a roof; that the tenant and the owner have been negotiating to complete the job; that, however, the tenant cannot now afford to complete the alteration and has one year to go on his lease, which the owner does not intend to renew; that in contemplation of a new tenant at the expiration of the present lease, the owner intends to complete the reconstruction work involved; that, however, in the case of the present tenant, the ramp has proved useful in expediting the delivery of materials to and

from the factory on the first floor; and it is requested the Board permit the means of egress from the first floor as indicated on plans filed with this appeal; that there is an iron ladder exiting from the second floor rear to yard of private dwellings in the back of premises; that the owners of these dwellings have agreed to permit the emergency egress; that it is requested the present ramp be permitted to be enclosed in approved 4 in. cinder block and steps be installed as indicated on plans; that a labor law fire escape as indicated on plans be installed as indicated if desired by the Board; that the slope of the present ramp is not too excessive to include its use as a safe means of egress with steps constructed as proposed; that the ramp is completely sprinklered as is the first floor; that limited use of the ramp for deliveries would be possible, using the fireproof doors at the sides as this stair will be completely enclosed by the handrail and iron balustrade.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted February 5, 1946, by adding thereto:

"... that in the event the owner desires to provide a second means of exit by constructing stairs on the existing automobile ramp from the street to the first floor above the street, as proposed and as indicated on plans filed with this appeal, marked 'Received September 28, 1948' (3 sheets) and as passed upon by the borough superintendent under Alt. Applic. 5125-46, objection 1, dated September 17, 1948, such second means of exit may be permitted as in compliance with Section 270 of the Labor Law, in lieu of the requirements of the resolution as adopted February 5, 1946, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that in the event the two means of exit are so provided, an additional fire escape on the front of the building as suggested need not be furnished; that in all other respects not inconsistent with this amended resolution the resolution as adopted February 5, 1946 shall be complied with.

1000-47-A

APPLICANT—J. Paul Frampton, for William A. Schwartz and A. Henry Fox, owners.

SUBJECT—Application reopened November 9, 1948—Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton and A. Henry Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1000-47-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 8102 23rd avenue, southwest corner of 81st street (Block 6300, Lot 39), Borough of Brooklyn, was granted by the Board January 9, 1948 on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based on a decision of the borough superintendent; and

WHEREAS, this appeal was reopened November 9, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1948 as to Alt. 4110-48 reads:

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"1. Proposed changes in room arrangement violate conditions shown on plans approved by Bd. of Stds. and Appeals under Cal. 1000-47-A."

and

WHEREAS, the applicant states that the building is two stories and attic, 35 ft. 8 in. in height, 68 ft. 6 in. by 31 ft. 6 in. irregular in area, of Class 3 construction, erected in 1928 on a lot 100 ft. by 60 ft. in area, in a residence use E area Class 1 height district, and used and occupied since July 1948: basement, boiler room, kitchen, dining room, office, rest room and examination room, 6 persons and bedroom, 4 persons; 1st floor, offices and bedrooms, 25 persons; 2nd floor, offices and bedrooms, 18 persons; attic, bedrooms, 6 persons, the entire building being used as a nursing home; that the building is partially equipped with a one source sprinkler system; that there is one 3 ft. wide wood stairs, enclosed in partitions of wood studs and plaster, equipped with wood self-closing doors and leading direct to street, and one fire escape on the rear extending to yard by iron stairs with egress to street through side yard; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, on January 9, 1948 the Board granted an appeal from a decision of the borough superintendent as to the construction of the building and as to the exits on condition that a sprinkler system be installed throughout the stairhall and extended to include the kitchen and laundry space in the basement; that the closet spaces in the attic and the dumbwaiter shaft, and the exterior stairs be maintained as then proposed and continued to include the window in the third or attic story toward the southwest; and

WHEREAS, it is now proposed to erect new partitions for the rest room and closets in the basement, new partitions subdividing a bedroom to create three small bedrooms on the 1st floor, new partitions subdividing a bedroom to create three small bedrooms and providing a new corridor on the 2nd floor; and

WHEREAS, the applicant contends that operation for the past three months has indicated a need of greater privacy in some bedrooms and the proposed partitions will provide this privacy; that it is also requested that the resolution adopted by the Board on January 9, 1948 be amended to state the number of beds in the bedroom located in the basement story; that it was originally proposed to the Board that the bedroom in the basement would have four beds; that the Board's resolution permits the basement bedroom but does not state the number of beds and it is requested that the resolution be amended to obtain a change in the present C.O. to allow four beds in the basement bedroom; that all conditions of the resolution adopted by the Board on January 9, 1948 have been complied with and the building complies with all rules and regulations governing the present and the proposed use; and

WHEREAS, C.O. 120894 issued July 19, 1948 permits the use of the basement story as doctor's offices, rest room, bedroom, kitchen, pantry and boiler room, 10 persons; 1st floor, nursing home, 17 beds; 2nd floor, nursing home, 15 beds; attic, nursing quarters; and

WHEREAS, the applicant has filed with the Board photostatic copy of permit No. 486 issued by the Department of Hospitals permitting the conduct of a private proprietary institution having 32 beds on these premises.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 9, 1948, by adding thereto:

"... that certain rearrangements of the premises may be permitted as proposed and as shown on plans, marked 'Received October 28, 1948' (5 sheets) and as passed on by the borough superintendent under Alt. Applic. 4110-48, objection 1, dated October 21, 1948, on condition that the requirements of the resolution adopted by the Board January 9, 1948, shall be complied with in all respects except as might be inconsistent to what is now proposed; that a corrected certificate of occupancy shall be obtained superseding C.O. 120894 setting forth

the use of the various rooms and the number of persons as herein proposed."

837-48-A

APPLICANT—Irving Kirshenblit, for Anna Tuchman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—602-608 Cleveland street and 957 Blake avenue, northwest corner (Block 4048, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirshenblit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (837-48-A)

WHEREAS, Irving Kirshenblit, for Anna Tuchman, owner, filed September 20, 1948, an appeal from a decision of the borough superintendent, affecting premises 602-608 Cleveland street and 957 Blake avenue, northwest corner (Block 4048, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1948, as to Alt. Applic. 3393-48, reads:

"1. Exits do not comply with Section 270 Labor Law in the following respects:

For northerly stairway.

(a) to be constructed of incombustible material and to be of an unobstructed width of at least 44".

(b) Stairway to be enclosed by fireproof partitions for southerly.

For southerly stairway.

(c) Stairway to be constructed of incombustible material.

For both stairways.

(d) Stairway enclosures to extend 3 ft. above the roof."

All the above to comply with Subd. 4.

(g) Every door leading to or opening on a stairway shall have an unobstructed width of at least 44" as per Subd. 5.

2. Floors are weak for proposed use as per Sec. C26-345.0 (7.3.2.3.) of Administrative Building Code.

(a) Factory portion to be good for 120 lbs. per sq. ft. live load.

(b) Show room to be good for 75 lbs. per sq. ft. live load.

(c) Office to be good for 50 lbs. per sq. ft. live load."

and
WHEREAS, the applicant states the building is two stories, 72 ft. in height; 40 ft. by 56 ft. in area, of Class 3 construction, on a lot 70 ft. by 100 ft. in area; erected about 1908; located in a business use, C area, Class 1½ height district, and used and occupied since 1945: basement, dish washing and boiler room, 2 persons; 1st floor, meeting room and school, 150 persons; 2nd floor, lobby and office, 2 persons, in conjunction with the corner building pursuant to C.O. 110056, issued March 14, 1944; that the building is equipped with two 4 ft. wide non-fireproof stairs, one enclosed in incombustible material and the other enclosed in fire retarded material; that the stairs are equipped with one hour fireproof self-closing doors; that one stairway leads to roof and the other is provided with a ladder and scuttle to roof; that in addition there is one exterior stairs from first floor to yard, with egress to street through basement; and

WHEREAS, the applicant contends that it is proposed to

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use the first floor for manufacturing women's wear, the 2nd floor to be office and showroom and lobby for corner building; that the office and showroom to be used conjunctively with manufacturing on the 1st floor; that only four years ago the owner went through a great expense complying with the Building Code and provided two interior stairs of incombustible material, one stairs is enclosed in masonry walls extending to roof through a brick bulkhead and the other stairs is enclosed in fire retarded materials and provided with an iron ladder and scuttle to roof; that all openings in stair halls are protected by fireproof self-closing doors; that first floor and lobby on second floor is good for 100 lbs. live load; that office and showroom are good for 40 lbs. live load; that there is an exit on the 1st floor by iron stairs to yard and a horizontal exit on 2nd floor to fireproof stairs to corner building; that there is ample protection as to fire hazards and live loads without requiring additional alteration which would be an unnecessary expense; and

- WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 3393-48, objection 1, and that the decision of the borough superintendent, acting on Alt. Applic. 33943-48, objection 2, as to variation of the Administrative Code, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the first floor above the street to be occupied as proposed for factory purposes and as shown on plans filed with this appeal, marked "Received October 25, 1948" (1 sheet), *on condition* that the second floor shall be used only as proposed for office and showroom and as lobby in conjunction with the use of the adjoining corner building, provided the opening to such corner building shall be protected with a 3-hour automatic fire door, as indicated and proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the floor loading of the first floor may be continued at 100 lbs. per superficial foot and the second floor for the use herein permitted not less than 40 lbs. per superficial foot; that exits as shown shall be maintained and there shall at all times be maintained for an exit from the rear yard through the building in the rear to the street; that the basement of the building now occupied in conjunction with the catering establishment in the adjacent building may be continued, provided such occupancy complies with all requirements therefor; that the fire alarm system installed in the building with connection to fire headquarters through an approved central station shall be continued.

858-48-A

APPLICANT—William Nunley, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92-51 to 92-59 166th street (Merrick boulevard), east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lots 125, 127 and 129), Jamaica, Borough of Queens (under section 35 General City Law re bed of mapped street—proposed extension of Archer avenue).

APPEARANCES—

For Applicant: Albert E. Crispell, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (858-48-A)

WHEREAS, William Nunley, owner, filed September 28, 1948 an application pursuant to Sec. 35 of the General City

Law, affecting premises 92-51 to 92-59 166th street, east side, 518.18 ft. south of Jamaica avenue (Block 10156, Lots 125, 127 and 129), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1948 as to Misc. Applic. 1310-47, reads:

"1. Secure approval of B. of St. & Appeals as per Art. 3, sect. 35 of General City Laws, for use of premises as a parking lot as plot is within the bed of mapped street."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 98 ft. on 166th street (Merrick boulevard) with a depth of 150 ft., located in an unrestricted use B area Class 1½ height district, used and occupied since 1926 for the parking and storage of more than five motor vehicles; and

WHEREAS, plans filed with this application indicate that the plot has a frontage of 107.50 ft. on 166th street and a depth of 151.20 ft. irregular therefrom, located partially in the bed of the proposed 80 ft. wide extension of Archer avenue; and

WHEREAS, the applicant contends that it has been using the premises as a parking lot since 1926; that in September of 1947 license number 363445 was issued by the Department of Licenses to conduct a parking lot on the premises; that on September 9, 1948 the Department of Licenses informed the applicant that the Department of Housing and Buildings had issued a violation as the premises were not approved for use as a parking lot and the application for renewal of the license was denied; that the premises have been used as a parking lot since 1926 and no certificate of occupancy has been issued; that application was first made to the Department of Housing and Buildings in 1941 for a certificate of occupancy; that the application was denied at that time as part of the premises were in the bed of the proposed Archer avenue extension; that permission is requested to use the bed of the mapped street until such time as it is acquired by the city; that the Board of Estimate has adopted a resolution authorizing the acquisition of the lands necessary to extend Archer avenue and the proposed extension will take almost all of the premises owned by the applicant; that no order to vest title in the city has been entered as the applicant is still the owner of the premises and desires to continue the use of same as a parking lot.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 1310-47, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the premises within the proposed extension of Archer avenue, as proposed and indicated on plans filed with this application, marked "Received September 28, 1948" *on condition* that no building shall be erected within the bed of the proposed extension to Archer avenue except that the existing one-story frame garages, presumably formerly used as accessory to residences on the premises now removed, may be continued, provided a lawful permit for same is issued by the borough superintendent; that if any portion of the premises are taken for the widening or extension of Archer avenue, no claim shall be made for any improvements and such claim shall be limited to the value of the land itself so taken as may be determined by the court.

864-48-A

APPLICANT—Unger and Unger, for M. Posner, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Jamaica avenue).

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APPEARANCES—

For Applicant: Jay S. Unger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (864-48-A)

WHEREAS, Unger and Unger, for M. Posner, owner, filed September 29, 1948, an application pursuant to section 35 of the General City Law to permit the erection of a building in the bed of a mapped street, affecting premises 149-23 to 149-25 Jamaica avenue, north side, 27.30 ft. west of 150th street (Block 9679, Lot 81), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 8, 1948 as to N.B. Applic. 4584-48, reads:

"1. Secure approval of B. of St. & A. as per sect. 35 of General City as proposed building is located partially within the bed of mapped street."

and

WHEREAS, the applicant states that the building will be 20 ft. 6 in., one story and cellar in height, 30 ft. by 60 ft. in area, of Class 3 construction, on a lot 30 ft. by 100 ft. in area, in a business use C area Class 1½ height district, and used and occupied as retail stores; and

WHEREAS, the applicant contends that the front 10 ft. of the proposed new building parallel to Jamaica avenue is in the bed of the mapped widening proposed for Jamaica avenue; that it is therefore requested that the owner be granted the privilege of erecting the structure on condition that the structure be so erected that at any future date upon the request of the city the front 10 ft. parallel to the street widening be removed and the owner bear the complete cost of removal at no cost to the City of New York.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4584-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit a portion of the building as proposed and as indicated on plans filed with this application, marked "Received September 29, 1948" (4 sheets) to be erected within the bed of the proposed widening of Jamaica avenue for a depth of 10 feet as shown, *on condition* that in the event a portion of the premises is taken for street widening to that extent, the owner will remove the portion of the building within the bed of the proposed street widening with no cost to the City of New York, including any alteration to the building after the removal of that portion and will make no claim for compensation other than the cost of the land itself as may be determined by the court.

870-48-A

APPLICANT—James E. Casale, for John J. Reynolds, owner (Government of Ireland, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33 East 50th street, north side, 155 ft. east of Madison avenue (5th floor); (Block 1286, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (870-48-A)

WHEREAS, James E. Casale, for John J. Reynolds, owner, Government of Ireland, lessee, filed September 30, 1948, an appeal from a decision of the borough superintendent, affecting premises 33 East 50th street, north side, 155 ft. east of Madison avenue (Block 1286, Lot 27), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1948, as to amendment to Alt. Applic. 789-47, reads:

"Obj. 2. Repeat. Conversion of a non-fireproof residence structure to a commercial structure over 4 stories and 5 stories in height is contrary to Section 4.2.1. Code."

and

WHEREAS, the applicant states the building is 5 stories, 60 ft. in height; 45 ft. by 52 ft. in area; of Class 3 construction; erected 1887, on a lot 45 ft. by 64.8 ft. in area, in a retail use, B area, Class 2 height district and used and occupied since 1887 as a private residence, proposed to be used and occupied as offices; that the building is equipped with one 3 ft. 8 in. to 4 ft. 6 in. wide hardwood stairs, enclosed in 12 in. brick, equipped with one hour test self-closing doors and leading to roof bulkhead; and

WHEREAS, the applicant contends that the building will be used as the Irish Consulate; that under Building Department regulations it is not permitted to use the 5th floor; that the request is made to the Board to permit the use of the entire building as it will be a one tenant occupancy; that the halls are entirely enclosed in brick and terra cotta partitions with one hour test doors on all floors and 2½ in. solid oak doors on the 2nd floor; that the number of occupants will not be in excess of the number shown on this application.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 789-47, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be occupied throughout as proposed and as indicated on plans filed with this appeal, marked "Received September 30, 1948" (9 sheets), *on condition* that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the dropped stair in the stairway to the street from the first floor at the east side may be continued, provided it is made so as not to interfere with the exit from the cellar.

887-48-A

APPLICANT—Helen Nakelski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of 194th street).

APPEARANCES—

For Applicant: Alexander L. Delmonico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (887-48-A)

WHEREAS, Helen Nakelski, owner, filed October 6, 1948 an application pursuant to section 35 of the General City Law, to permit the erection of a proposed entrance to a building in the bed of a mapped street (194th street) affecting premises 194-01 Northern boulevard, northeast corner of 194th street (Block 5370, Lot 1), Flushing, Borough of Queens; and

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WHEREAS, the decision of the borough superintendent dated September 23, 1948 as to N.B. Applic. 2986-48 reads:

"1. Proposed front entrance is in bed of a mapped street and is contrary to Art. 3 Sec. 35 of General City Law."

and

WHEREAS, the applicant states that the building will be one story, 14 ft. in height, 21 ft. 8 in. by 70 ft. in area, of Class 3 construction, on a lot 25 ft. by 97.79 ft. in area, in a business use C area Class 1 height district, and used and occupied as a package store for the retail sale of wines and liquors; and

WHEREAS, the applicant contends that the premises were acquired by the owner for the erection of a store to be used for the retail sale of wines and liquors; that the owners' son operates a retail liquor store at 193-11 Northern boulevard opposite the proposed site; that the lease on the present location expires in January 1950 and the lessee informed the applicant's son that the lease would not be renewed and asked for surrender of possession of the premises; that since the tenant has a considerable amount invested in the business and is well established in the community, a termination of the lease and possible eviction before acquiring another location would be ruinous; that the applicant then purchased the premises in question in order that her son might continue in his present occupation under a long term lease; that the Alcohol Beverage Control law provides that no retail license shall be granted for any premises within 1500 ft. of any premises holding a similar license on the same street; that after an actual survey it was revealed that the distance between the center line of the door of the next liquor store to the extreme building line of the proposed site measured 1500.4 ft. and application was made to the State Liquor Authority for permission to erect the door at an angle at the corner facing Northern boulevard and 194th street and was denied; that the lot in question extends 5 ft. beyond the mapped building line and is subject to acquisition by the city in the event 194th street is widened; that the use of 1 ft. 8 in. of the 5 ft. in the bed of the mapped street would permit the erection of a door in the extreme corner of the property facing Northern boulevard, the center line of which door would be 1500 ft. from the center line of the door of the next liquor store; that plans for the proposed construction were submitted to the State Liquor Authority, which advised that it would approve the application if the Board of Standards and Appeals would grant permission herein sought; that it is therefore requested that the Board permit the use of 1 ft. 8 in. of the bed of the mapped street to erect a door in compliance with the requirements of the Alcohol Beverage Control Law and that such permission be granted on condition that the applicant waive all claims for damages for the cost of removal if acquired by the city for the widening of 194th street.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2986-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the extension of the building as proposed in the bed of the mapped street and as shown on plans filed with this application, marked "Received October 6, 1948" (3 sheets), *on condition* that in the event the land is acquired by the city for street purposes, no claim for damages for cost of removal or alterations to the building made necessary by the widening of 194th street shall be made by the owner, as proposed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

889-48-A

APPLICANT—George P. Ames, for Able Estates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens (under section 35 General City Law re bed of mapped street—proposed widening of Central avenue).

APPEARANCES—

For Applicant: George P. Ames and Lawrence Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (889-48-A)

WHEREAS, George P. Ames, for Able Estates, Inc., owner, filed October 6, 1948 an application pursuant to section 35 of the General City Law, to permit the maintenance of a building in the bed of a mapped street (Beach 20th street—Central avenue), affecting premises 1026-1028 Central avenue (Beach 20th street), east side, 355 ft. south of Mott avenue (Block 49, Lot 13), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated October 5, 1948 as to Alt. Applic. 2483-48, reads:

"1. Legalization of building in the bed of mapped street must be submitted to Board of Standards and Appeals, Sec. 35 of General City Law."

and

WHEREAS, the applicant states that the building is one story, 18 ft. in height, 50 ft. by 100 ft. in area, of Class 4 construction, erected in 1931, on a lot 50 ft. by 134.40 ft. in area, in a business use C area Class 1 height district, used and occupied since 1932 as follows: basement, storage and heating; 1st floor, stores, 20 persons, for which C.O. 48769 was issued upon completion of work under N.B. 5282-31; and

WHEREAS, the applicant contends that Central avenue (Beach 20th street) at this point is 50 ft. wide; that final map #231 adopted January 1, 1915 proposed a widening to 60 ft. by a 10 ft. widening on the east side and no proceeding to acquire title has been initiated; that the buildings were erected in 1931 and C.O. issued; that at that time the department had knowledge of the proposed widening and approved plans and issued the certificate of occupancy, and thus the owner was precluded from applying to the Board for approval under section 35 of the General City Law; that the Board should distinguish between a case of this type and one in which approval is requested for a proposed building; that the owner attempting to obtain a mortgage is refused because the title company will not insure, contending that title is not marketable; that to make the title marketable it is requested that the Board approve the action of the Building Department in issuing the permit to build under Applic. N.B. 5282-31 and C.O. 48769; that in the event of condemnation the owner agrees to limit its claim of award for damages for the portion of the building in the bed of the mapped street to the cost of that part of the building at the time of its erection.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2483-48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the portion of the building within the bed of the proposed street, as indicated on plan filed with this application, marked "Received October 6, 1948," *on condition* that in the event of condemnation, the owner will, as agreed, limit its claim of award for damages for the portion of the building in the bed of the street to the cost of that part at the time of erection, as may be determined by the court, without any further claim for further alteration, and except for the value of the land

MINUTES

within the proposed widening as determined by the court; that a new certificate of occupancy to supersede C.O. 48769 shall be obtained.

658-47-A

APPLICANT—Emil Koeppel, for Sadie Plean, owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—5717 3rd avenue, east side, 42 ft. 2 in. north of 58th street (Block 846, Lot 3), Borough of Brooklyn.

APPEARANCES—
For Applicant: Emil Koeppel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (658-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 5713 3rd avenue, east side, 42 ft. 2 in. north of 58th street (Block 846, Lot 3), Borough of Brooklyn, was granted by the Board July 25, 1947 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1947, only so far as it has reference to the requirement as to the fire escape as a second means of exit on the front of the building, so that as *amended* this portion of the resolution shall read:

“ . . . that as a second means of exit a fire escape shall be constructed on the front of the building as proposed and as shown with a goose neck ladder to roof and counter-balanced vertical drop ladder in guides to street, except that the fire escape may be 3 ft. 6 in. in width on the upper three floors and shall otherwise comply with the requirements of the labor law (Alt. App. 5351-46).”

771-48-A

APPLICANT—Samuel Rosenblum, for Jesse B. Stark and Esther B. Stark, owners.

SUBJECT—Application for consideration—reopening and rehearing on new proposal for exits—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum and Raymond S. Blessing.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (771-48-A)

WHEREAS, United States Pharmacopoeial Convention for Jesse B. Stark and Esther B. Stark, owners, filed September 2, 1948, an appeal from a decision of the borough superintendent,

affecting premises 46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1948, on amendment to Alt. Applic. 825/48, reads:

“4. Exits inadequate under Section 6.1.5, Ch.6.1.7. Code, Cellar stairs to be enclosed.
Stairs to lead directly to street, 6.4.1.11 Code.
Enclosure of stairs to comply with 6.4.1.3.1 Code.
Winders contrary to Section 6.4.1.4 Code.
Doors to stair to be F.P.S.C., Sect. 6.4.1.3.1 Code.
Provide handrails both sides 6.4.1.12 Code.

“7. Require 120# L.L. for storage on 4th & 5th floors.”
and

WHEREAS, the applicant states that the building is 5 stories, 56 ft. 9 in. high, 24 ft. by 105 ft. in area at 1st floor, 24 ft. by 69 ft. in area at typical floor, of fireproof construction when erected in 1909, located in a residence use, B area, Class 1½ height district, used and occupied since 1939: Cellar, vacant; basement, doctor's office, 3 persons; 2nd floor, same; 2nd to 5th floors, inclusive, one family residence, for which no certificate of occupancy has been issued; proposed to be used and occupied as National Headquarters of the Committee on Revision of the U. S. Pharmacopoeia; that the building is provided with three sets of iron stairs, two of which are open and one (from basement to roof) enclosed in 6 in. fireproof partitions; that stairs lead from roof bulkhead direct to street; that main stairs is 47 in. and 42 in. in width; that other stairs are 28 in. and 26½ in. in width; that all stairhall enclosures are 6 in. terra cotta; that doors are wood and not self-closing; and

WHEREAS, the applicant contends that the proposed number of permanent occupants throughout the building is six; that there will be periodic conferences on the 1st, 2nd and 3rd floors in addition to the regular staff; that existing stairs and exits are adequate to accommodate all of the persons who will occupy the building; that the danger from fire is practically non-existent; that heat will be supplied by New York Steam; that the building is steel frame with masonry foundations on solid rock carrying the frame on steel grillages; that the floors are all fireproof, consisting of 6 in. terra cotta arches with 12 in. steel floor beams designed to carry live loads of 60 lbs. per sq. ft.; that all the original interior walls are 6 in. terra cotta that the few later walls are 4 in. gypsum block; that no persons will reside on the premises; that there are two fireproof stairs from 1st floor to basement and two from the 1st to 2nd and two from the 2nd to 3rd floors; that there will be only three regular occupants above the second floor, all located on the 4th floor with occasional visitors to the museum on the 5th floor; that the two upper floors will be served by the fireproof iron enclosed stairs from basement to 5th floor, in addition to which there is an automatic elevator with capacity for six persons, enclosed with 6 in. terra cotta walls, equipped with fireproof doors; that the elevator opens to the main stairhall on the 1st floor and to the basement on a hall with 6 in. fireproof walls extending to an outside door on Park avenue with stone steps leading to sidewalk grade; that cellar stairs are enclosed with 4 in. fireproof walls; that there are no winders on the enclosed fireproof stairs from the 3rd floor down to the first floor that two stairs from the basement to the first floor have winders, but the basement has direct exit to the street through a 50 in. fireproof passage connecting with both stairs and provided with a 42 in. outside doorway and granite steps leading directly to Park avenue; that in objection 7, the borough superintendent requires space on the 4th and 5th floors designated as “storage” to carry live loads of 120 lbs. per sq. ft. instead of 60 lbs. for which these floors are designed; that the occupancy proposed will never entail live loads of 120 lbs. per sq. ft.; that the museum on the 5th floor will contain such things as old pictures, manuscripts

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books, some medical equipment but in no sense will be like a storage warehouse; and

WHEREAS, this appeal was denied by the Board on October 5, 1948; and

WHEREAS, this appeal was reopened and restored to the calendar upon request of the applicant upon the filing of plans marked "Received November 12, 1948," showing a proposal to erect a two ft. wide 37½ deg. outside iron stairway with egress from its lower termination to open yard and flower garden of premises 40-44 Park avenue, adjoining to the south and west; and

WHEREAS, the premises was inspected by a committee of the Board;

Resolved, that the decision of the borough superintendent, acting on Alt. Application 825-48, objections 4 and 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be used only as proposed and as permitted by the Board under resolution adopted October 5, 1948, under Cal. 770-48-BZ; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that at no point shall the floors be loaded beyond their safe capacity of 60 lbs. per superficial foot; that the doors throughout leading to the stairhall shall be made self-closing as proposed; that the door to the cellar shall be made reasonably tight-fitting and self-closing; that the building shall be heated only by street steam as proposed; that the exits shall be provided and maintained as indicated on plans marked "Received November 12, 1948" (Scheme B) (2 sheets), under which the existing and interior stairs are proposed to be continued and a fire escape erected in the northerly court from roof to yard court, as indicated with exit to East 36th street through the adjoining premises at 40-44 Park avenue; that a letter of permission for such exit across such premises shall be obtained and filed with the borough superintendent; that the stoop and areaway on the front of the building shall be completely removed and the sidewalk constructed at sidewalk grade level satisfactory to the Borough President; that the vault doors as an exit from the cellar shall be brought up to grade and so arranged as to provide an additional means of exit from the cellar by reconstructing the basement passageway across the front of the building at the basement level for access to such vault door; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

910-47-A

APPLICANT—Jacob W. Sherman, for Augusta B. Baum, owner.

SUBJECT—Application reopened May 4, 1948—appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1408 Bedford avenue and 620 St. Marks avenue, southwest corner (2nd floor); (Block 1224, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to reinstatement after the floor framing has been installed as approved by the borough superintendent for the loading on the second floor, as required under the code.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1058-38-A

APPLICANT—James Whitford, for Sidney Hirschfield, owner (Ray Flanagan, lessee).

SUBJECT—Application for consideration—reopening as Vol. III re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Behrig, Ray Flanagan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing on November 30, 1948 at 2 p.m.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

851-48-A

APPLICANT—John B. Reschke, for Lloyd E. Dickens, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—504 Manhattan avenue, east side, 25 ft. south of West 121st street (Block 1947, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Reschke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

657-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

658-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

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659-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

754-48-A

APPLICANT—Samuel Rosenblum, for Penn Zone Management Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

797-48-A

APPLICANT—Lawrence J. Sheldon, for Bemat Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Malsin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for decision after further inspection.

871-48-A

APPLICANT—Saul Goldsmith, for Edith Weisman and Gloria Linn, owners (Pulmosan Safety Equipment Corporation, Contractual owner).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection at request of the Board.

939-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

940-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

941-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

957-48-A

APPLICANT—M. Milton Glass for Mayer and Whittlesey, for Pathe Laboratories, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass and Ervin S. Wolfson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by Committee and decision.

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ZONING APPLICATIONS

86-22-BZ

APPLICANT—Edgar J. Moeller, for A. and L. Knitting Mills, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence, business and unrestricted use district, the change in occupancy from factory (previously granted by the Board) to storage garage for more than five motor vehicles, motor vehicle repair shop and the parking of more than five motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—4720-4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street (Block 3042, Lots 15 and 31), Borough of The Bronx.

APPEARANCES—

For Applicant: Edgar J. Moeller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (86-22-BZ)

WHEREAS, this application under the zoning resolution, to permit, on a plot in an unrestricted district extending into business and residence districts, the erection of a garage for more than 5 motor vehicles, affecting premises 4720-4732 Third avenue east side, 110 ft. south of east 189th street (Block 3042, Lot 15), Borough of The Bronx, was granted by the Board on March 21, 1922, on certain conditions; and

WHEREAS, the resolution was amended on November 19, 1946; and

WHEREAS, this application under sections 7c, 7e and 7i of the zoning resolution, to permit in residence, business and unrestricted use districts, the change in occupancy from factory to storage garage for more than five (5) motor vehicles, motor vehicle repair shop and the parking of more than five (5) motor vehicles on unbuilt upon portion of the plot, affecting premises 4720 to 4732 3rd avenue, east side, 110 ft. south of East 189th street and 466 East 189th street, (Block 3042, Lots 15 and 31), Borough of The Bronx, was granted by the Board April 13, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 13, 1948, by adding thereto:

"... that in the event the borough superintendent requires a means of exit from the rear of the building, an additional exit, consisting of a door not over 3 ft. 8 in. in width may be constructed in the northerly wall in addition to the opening with overhead door for car entrance and exiting to the auto parking lot and thence to East 189th street, *on condition* that in the event the open lot under the same ownership, Lot No. 31, is no longer occupied that a second means of exit shall be provided meeting the requirements of the Building Code (Alt. 1053-47)."

261-25-BZ

APPLICANT—Lama and Proskauer, for Angelo Spinelly, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from five car garage, radiator repairs and brake testing, to five car garage, body and fender works and painting, spraying and welding.

PREMISES AFFECTED—2444-2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (261-25-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from five-car garage, radiator repairs and brake testing to five-car garage, body and fender work, painting, spraying and welding, affecting premises 2444 to 2446 Coney Island avenue, west side, 307 ft. 4¾ in. south of Avenue U (Block 7136, Lot 21), Borough of Brooklyn, was granted by the Board May 25, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... in view of verbal statement by applicant that plans have been approved and work commenced, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 2915-47)."

728-38-BZ

APPLICANT—Solomon Blatt, for Max Davidson, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting for a period of years, in a business use district the conversion of part of an existing building to a junk shop.

PREMISES AFFECTED—2401 Poplar street, northeast corner of Bronxdale avenue (Block 4062, Lot 27), Borough of The Bronx.

APPEARANCES—

For Applicant: Solomon Blatt and Max Davidson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (728-38-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district for a term of five years, the conversion of part of an existing building to a junk shop, affecting premises 2401 Poplar street, north-

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east corner of Bronxdale avenue (Block 4062, Lot 27), Borough of The Bronx, was granted by the Board on December 6, 1938, on certain conditions; and

WHEREAS, the term of variance was extended December 14, 1943; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1938, as amended by resolution adopted through December 14, 1943, only so far as it has reference to the term of variance so that as amended this portion of the resolution shall read:

"Granted under Section 7c for a term of five (5) years from the date of this *amended* resolution to permit . . . and that other than as herein amended the conditions of the resolution of December 6, 1938, shall be complied with and that a certificate of occupancy shall be obtained (Alt. Applic. 731-37)."

341-43-BZ

APPLICANT—Paul Friedman, for 3319 Realty Corp., owner (Rite-Way Laundry Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing wet wash laundry (previously granted by the Board), to be used as a wet wash laundry with accessory dry cleaning.

PREMISES AFFECTED—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (Block 4145, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-43-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the maintenance of extension to an existing wet wash laundry and also a driveway accessory to the wet wash laundry, affecting premises 3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (Block 4145, Lot 1), Borough of Brooklyn was granted by the Board on January 4, 1944, on certain conditions; and

WHEREAS, the resolution was amended on July 25, 1944, November 12, 1947 and December 9, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1944, as amended through December 9, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by applicant that the requirements of the resolution as to arranging the chimney so as to prevent undue smoke or gases has been complied with, and that other work is now in process, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 2657-47)."

209-46-BZ

APPLICANT—Lama and Proskauer, for Camager Corporation, owner (Northern Chevrolet, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition; under sections 7e and 7i of the zoning resolution, permitting in a business use district, outdoor space for sale of more than five used cars, and the use of the existing premises for the repair of motor vehicles and showroom.

PREMISES AFFECTED—93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (209-46-BZ)

WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in a business use district, outdoor space for sale of more than five used cars and the use of existing premises for the repair of motor vehicles and show room affecting premises 93-19 to 94-05 Northern boulevard and 32-48 to 32-62 Junction boulevard, northwest corner (Block 1423, Lot 45), Corona, Borough of Queens, was granted by the Board on February 17, 1948, on certain conditions; and

WHEREAS, an extension of time to obtain permits and complete the work, was granted May 25, 1948; and

WHEREAS, the applicant requested a further extension for a similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution . . . and that other than as herein amended the conditions of the resolution of February 17, 1948, shall be complied with (Alt. Applic. 382-45)."

448-46-BZ

APPLICANT—Lama and Proskauer, for Edward and Arthur Senft, owners (Colony Fuel Oil Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office (previously denied for inclusion of repair shop and freight terminal).

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (448-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage for more than five motor vehicles to garage for more than five motor vehicles, office, automobile repair shop and freight terminal, affecting premises 2354 to 2372 East 19th street, west side, 100 feet north of Avenue X (Block 7403, Lot 29), Borough of Brooklyn, was denied by the Board on July 23, 1946; and

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the inclusion of fuel oil sales in existing public garage for more than five motor vehicles and office, was granted by the Board May 25, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... in view of verbal statement by applicant that all plans have been filed with the borough superintendent and approved, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 1087-47)."

474-48-BZ

APPLICANT—Cole, Madsen and Milnes, for Emanuel M. Honig, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of the lot, the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five motor vehicles.

PREMISES AFFECTED—2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Chester A. Cole and Emanuel M. Honig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (474-48-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of the plot the erection and maintenance of a business building to be used as a garage and motor vehicle repair shop for more than five (5) motor vehicles, affecting premises 2582 Hylan boulevard, between Sterling and Ross avenues (Block 3965, Lot 1), New Dorp, Borough of Richmond, was granted by the Board July 13, 1948 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1948, by adding thereto:

"... that the building may be located on the lot as proposed and shown on revised plans marked 'Received November 6, 1948,' 3 sheets, and as passed upon by the borough superintendent under N.B. Applic. 120-48, Obj. 2, dated November 4, 1948, on condition that in all other

respects the resolution as adopted by the Board July 13, 1948, shall be complied with, including the requirements of Section 7A (N.B. 120-48)."

498-48-BZ

APPLICANT—Paul Friedman, for A.R.C. Building Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (498-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and business use C area district, the erection and maintenance of a building using more than the area permitted, affecting premises 833-837 Flatbush avenue, and 2-12 Linden boulevard, southeast corner (Block 5086, Lot 13), Borough of Brooklyn, was granted by the Board July 13, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1948, by adding thereto:

"... that the height of the building may be increased from 25 ft. 6 in. as originally shown to 27 ft. 6 in. as now proposed and as indicated on plans filed with this request for amendment marked "Received November 19, 1948," 4 sheets, and also increased as to area of 2nd story, all as passed upon by the borough superintendent under amendment to N.B. Applic. 693-48, dated November 18, 1948, on condition that in all other respects the resolution adopted on July 13, 1948, shall be complied with, but permitting the proposed occupancy as follows: cellar, boiler room, storage and safe deposit vaults, 1st floor, store and bank; 2nd floor, offices of the bank (N.B. 693-48)."

822-46-BZ

APPLICANT—Herman Kron, for Hebig Realty and Building Co., owner (Eda Marrin, lessee).

SUBJECT—Application for consideration—reopening and rehearing re Application (decision of the borough superintendent) previously denied under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a stated term of years.

PREMISES AFFECTED—421-423 West 47th street, north side, 250 ft. west of 9th avenue (Block 1057, Lots 121 and 122), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Request to reopen withdrawn.
THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

320-19-BZ

APPLICANT—M. Martin Elkind, for Daisy F. M. Faber, owner (Legan Service Corp., lessee).

SUBJECT—Application for consideration—reopening (Vol. II) new proposal re Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a business use district, the use of a building as storage garage for more than five motor vehicles (previously granted by the Board) to include sale and display of new and used cars indoors and outdoors.

PREMISES AFFECTED—78-02 Northern boulevard, south side, from 78th street to 79th street, 33-01 78th street and 33-02 79th street (Block 1251, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

272-22-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and new proposal—(Vol. III)—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the extension of a public garage and gasoline service station (previously acted upon by the Board) to include paint room and motor vehicle repair shop).

PREMISES AFFECTED—46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (also known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

330-22-BZ

APPLICANT—William I. Hohausser, for 1663 East 17th Street Corp., owner.

SUBJECT—Application for consideration—reopening and new proposal (Vol. VI)—re Application (decision of the borough superintendent) under section 7b, 7c and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the alteration and change in use of a building now vacant, to be used as bank and offices.

PREMISES AFFECTED—1663-1669 East 17th street, east side, 57 ft. 2½ in. south of Kings Highway (Block 6780, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Belfer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. VI, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1033-27-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles Dispenza, owner.

SUBJECT—Application for consideration—reopening and new proposal re Application (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution to permit in a business use district, extending into a residence use district the extension of an existing gasoline service station to include—lubritorium, minor repairs, auto laundry, parking of cars waiting to be serviced, office and sales of auto accessories.

PREMISES AFFECTED—111-13 to 111-21 37th avenue and 34-80 to 34-88 111th street, northeast corner (Block 1755, Lot 57), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1190-27-BZ

APPLICANT—M. Martin Elkind, for H. Casabianca, Inc., owner.

SUBJECT—Application for consideration—reopening and new proposal (Vol. II) re Application (decision of the borough superintendent) under sections 7b, 7c and 21 of the zoning resolution, to permit partly in a residence use and partly in a business use district, the proposed alteration of a garage for more than five motor vehicles (previously granted by the Board) to garage for more than five motor vehicles, storage, office and factory.

PREMISES AFFECTED—404-414 West 155th street, south side, 45 ft. west of St. Nicholas place (Block 2069, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of December 7, 1948).

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 9, 1948, as they appeared in Bulletin No. 46, Vol. 33, are hereby corrected to read as follows:

847-48-BZ

APPLICANT—Paul Friedman, for Arthur L. Funn, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling.

PREMISES AFFECTED—411 Stuyvesant avenue and 72-76 Chauncey street, southeast corner (Block 1691, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Philip Rosenstock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Blum and Kleinert and Deputy Chief Guinee..... 3

Negative: Chairman Murdock 1

THE RESOLUTION (847-48-BZ)

WHEREAS, Paul Friedman for Arthur L. Funn, owner, filed September 24, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to funeral parlor and one family dwelling for a term of five years, affecting premises 411 Stuyvesant avenue and 72-76 Chauncey street, southeast corner (Block 1691, Lot 5), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, October 26, 1948, after due notice by publication in the Bulletin, and laid over to November 9, 1948, for inspection by a committee of the Board and for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Stuyvesant avenue is in a residence use, C area and Class 1 height district; Chauncey street and the site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1948, re Alt. Applic. 3118-48, reads:

"1. Proposed funeral parlor, located within a residential district, is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consists of a plot 20 ft. front by 75 ft. in depth on which is located a building 20 ft. front by 60 ft. in depth, 3 stories, 39 ft. in height, of Class 3 construction, presently used as a two family dwelling; that it is proposed to remove the existing brownstone steps extending beyond the building line on the Chauncey street side and to extend present door to sidewalk level and enlarge it to 4 ft. entering on a new vestibule from which new steps will be built to 1st floor level; that it is proposed to replace wooden fence on Chauncey street by an 8 ft. brick wall; that it is proposed to install gates with a 10 ft. curb cut opposite; that the frame shed and steps at rear will be replaced by an ornamental iron stairway and landing; that the existing stairway at rear of cellar is proposed to be removed and also the dumbwaiter; that new 4 in. terra cotta partitions are proposed to be erected to enclose boiler-room and embalming room; that new 4 in.

lally columns will be installed midway between existing columns; that a new stairway from 1st floor to cellar is proposed to be enclosed with 4 in. t.c. blocks and 2 one-hour fireproof self-closing doors; that the entire cellar ceiling will be fire retarded; that a new metal lath and plaster partition is proposed to enclose new stairway to new landing at sidewalk level; that non-bearing partitions on 1st floor will be removed; that existing wall enclosing public hallway and sink is to be fire retarded; that on the 2nd floor the stairway at the rear of the building leading to the 1st floor will be removed; that a new door, between bedrooms in the rear, will be installed; that a new door to public hallway will be installed; that no change is proposed to facade facing Stuyvesant avenue; that it is proposed to install a 2 ft. square sign on the building facing Stuyvesant avenue and a similar sign facing on Chauncey street; and

WHEREAS, the applicant contends that this is an appropriate case for the Board to exercise its discretion and grant the relief requested because the consents of property owners and the letters from ecclesiastical institutions in the neighborhood show that there is a need for the establishment of a dignified funeral parlor in the neighborhood; that the consents of property owners to the north, south, east and west of the site, four of whom own property within 100 ft. of the site, indicate that the proposed use is deemed unobjectionable by persons most likely to be affected; and

WHEREAS, certain consents were withdrawn prior to November 9, 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the decision of the borough superintendent refers only to "funeral parlor" and applicant proposes an undertaking establishment; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion under section 7e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of five (5) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received September 24, 1948" (15 sheets), *on condition* that the premises shall be altered only as proposed; that the undertaking establishment shall not be extended beyond the first floor and cellar; that the upper floors shall be residential as proposed; that there shall be erected at the rear on the side lot line, rear lot line and street line a masonry wall constructed of brick to a height of not less than six feet with no openings therein, except there may be an opening to Chauncey street as proposed, provided such opening as proposed for vehicles shall have a solid pair of swing doors complying with the requirements of the Building Code therefor as to swinging across the building line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no signs shall be erected on the premises except there may be a neat bronze sign as proposed near the entrance, provided such sign does not exceed two feet in either direction; that a similar sign may be erected near the side entrance on Chauncey street; that such bronze sign shall not be illuminated; that additional signs with information relating to the use of the premises may be painted on the glass panels of the entrance doors; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

* Correction—The address of the premises involved, changed from the "northeast" corner of Stuyvesant avenue and Chauncey street, to the "southeast" corner.

DEC 16 1948

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
CHARLES M. BLUM
EDWIN W. KLEINERT
DEPUTY CHIEF TIMOTHY P. GUINEEJOSEPH J. DOYLE, *Chief Clerk*OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Standards and Appeals.

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Rules Directory.

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SM.**PETITIONS FOR
CERTIORARI ORDER SERVED ON THE
BOARD OF STANDARDS AND APPEALS**On November 24, 1948, copy of Order of Certiorari was served on
the Board by Louis A. Jackson, attorney for Times Square Realty
Corp. and the 2 West 32nd Street Corp., objectors to the Board's
decision on October 19, 1948, granting, under section 7-h for a tem-
porary period of five years, the parking and storage of more than five
(5) motor vehicles in a retail use district; Cal. No. 831-48-BZ;
premises 1240-1254 Broadway, east side, from West 31st to West
32nd Streets and 45-52 West 32nd Street, Borough of Manhattan.

* * * *

On December 1, 1948, copy of Petition and Order of Certiorari
was served on the Board by Harry Katz, attorney for owner—493
Monroe Street Corporation, and lessee—Benjamin Cohen, in re the
Board's decision on October 26, 1948, denying their application,
under sections 7a and 7e of the building zone resolution, to permit
in a residence use district the change in occupancy from a garage for
more than five motor vehicles to a factory for the manufacturing
of refrigerators; Cal. No. 263-48-BZ; premises 493-495 Monroe Street,
Borough of Manhattan.**NOTICE TO APPELLANTS AND APPLICANTS**No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of ap-
peal addressed to the administrative official either bor-
ough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to November 30, 1948.

Cal. No. Dept. Premises Affected.

989-48-BZ—H.B.B.—6401-6409 3rd avenue, southeast corner of 64th street (Block 5817, Lot 6), Borough of Brooklyn, Alt. 4255-48.

990-48-A—H.B.B.—6401-6409 3rd avenue, southeast corner of 64th street (Block 5817, Lot 6), Borough of Brooklyn, Alt. 4255-48.

991-48-A—F.D.—76-94 39th street, south side, 750 ft. west of 2nd avenue (7th floor—Building 23) and 48-72 39th street, south side, 1022 ft. 7½ in. west of 3rd avenue (2nd to 9th floors—Building 24); (Block 706, Lot 24), Borough of Brooklyn, Decision re 16680-LC.

992-48-BZ—H.B.B.—1154 Clarkson avenue, 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn, N.B. 1651-48.

993-48-BZ—H.B.Bx.—2922 Valentine avenue and 239 East 199th street, northeast corner (Block 3297, Lots 32, 33 and 55), Borough of The Bronx, Alt. 881-48.

994-48-A—H.B.Bx.—2922 Valentine avenue and 239 East 199th street, northeast corner (Block 3297, Lots 32, 33 and 55), Borough of The Bronx, Alt. 881-48.

995-48-BZ—H.B.M.—438-444 West 55th street, south side, 250 ft. east of 10th avenue (Block 1064, Lot 51), Borough of Manhattan, Amendment to Alt. 1623-48.

996-48-A—H.B.M.—563 Park avenue, northeast corner of East 62nd street (9th and 10th floors); (Block 1397, Lot 1), Borough of Manhattan, Alt. 2069-48.

997-48-A—F.D.—1462-1466 Broadway and 152 West 42nd street, southeast corner (1st and 2nd floors); (Block 994, Lot 54), Borough of Manhattan, 59993-LC.

998-48-A—H.B.B.—384 Atlantic avenue, south side, 200 ft west of Bond street (2nd and 3rd floors); (Block 183, Lot 26), Borough of Brooklyn, Alt. 3193-48.

999-48-BZ—H.B.R.—33 Van Duzer street, east side, 284.75 ft. south of Victory boulevard (Block 498, Lot 35), Tompkinsville, Borough of Richmond, Alt. 438-48.

1000-48-SM—Altico Aluminum Wall Tile, manufactured by Alloy Tile Corp., Material.

1001-48-SM—Nyasco Fabric (fire retarded material), manufactured by New York Accessories Supply Co., Material.

1002-48-BZ—H.B.Q.—1832 Cornaga avenue, north side, 250 ft. west of Mott avenue (Block 48, Lot 45), Far Rockaway, Borough of Queens, N.B. 3932-48.

1003-48-BZ—H.B.Bx.—846-848 Gerard avenue, east side, 132.37 ft. south of East 161st street (Block 2474, Lots 35 and 36), Borough of The Bronx, N.B. 992-48.

1004-48-BZ—H.B.Q.—104-30 to 104-46 Atlantic avenue, 93-30 to 93-34 106th street, southwest corner and 104-29 to 104-45 94th avenue, northwest corner of 106th street (Block 9384, Lot 14), Richmond Hill, Borough of Queens, N.B. 6332-48.

1005-48-A—H.B.R.—18 3rd Court, west side, 160 ft. south of Oceanview avenue (Block 6394, Lot 9), Annadale Beach Park, Borough of Richmond (under section 36, General City Law re building not fronting on legal street), N.B. 591-48.

1006-48-A—H.B.M.—30-36 Sutton Place South and 439-443 East 55th street, northwest corner (Block 1376, part of Lot 6), Borough of Manhattan, Amendment to N.B. 220-45.

1007-48-A—H.B.B.—333 Stone avenue, east side, 125 ft. south of Glenmore avenue (1st floor); (Block 3709, Lot 7), Borough of Brooklyn, Alt. 4208-48.

1008-48-A—H.B.Q.—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—130th street), N.B. 5740-48.

1009-48-SA—Johnson Elevator Door Operator Co., Elevator Hoistway Contact Lock, Appliance.

1010-48-BZ—H.B.B.—508-516 Fulton street and 10-14 Hanover place, southwest corner (Block 160, Lot 18), Borough of Brooklyn, Amendment to Alt. 3569-48.

1011-48-BZ—H.B.B.—37 Kosciuszko street, north side, 116 ft. 8 in. east of Spencer Court (Block 1778, Lot 94), Borough of Brooklyn, N.B. 54-48.

Restored to Docket.

54-45-A—H.B.Bx.—566 Jackson avenue, east side, 99.9 ft. south of 150th street (Block 2641, Lot 5), Borough of The Bronx, Amendment to N.B. 181-44.

642-29-BZ—H.B.B.—137-159 East 98th street and 2-14 Blake avenue, southeast corner (Block 3548, Lot 1), Borough of Brooklyn, Alt. 501-47.

477-48-BZ—H.B.B.—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn, N.B. 369-48.

453-46-BZ—H.B.B.—3437-3445 Fort Hamilton parkway and 2-12 Chester avenue, southeast corner (Block 5302, Lot 48), Borough of Brooklyn, N.B. 1127-46.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Carbon Dioxide Liquefier, Rules.....Mar. 18, 1947—Vol. 32, No. 11
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Last Publication in Bulletin

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Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 7, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 7, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

693-48-BZ—Application, July 16, 1948, under section 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Victor Sinkkanen, owner, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop; premises 139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

861-48-BZ—Application, September 29, 1948, under sections 7h and 21 of the zoning resolution, of Karl Proper, applicant, on behalf of Oncrest Realities, Inc., owner, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged); premises 2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

698-48-BZ—Application, June 30, 1948, under sections 7e, 7i and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Aaron Gold Realty Corp., owner, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard; premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

699-48-A—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78). Borough of Brooklyn.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

232-48-BZ—Application, March 15, 1948, under section 7e of the zoning resolution, of Rudolph C. P. Boehler, applicant, on behalf of Glauber, Inc., owner (G. E. Walter & Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 1016 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

30-48-BZ—Application, January 7, 1948, under sections 7c and 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Socony-Vacuum Oil Co., Inc., owner, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles; premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

777-48-A—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

512-48-BZ—Application, May 14, 1948, under sections 7e and 7A of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Sophie Zipkin, owner, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted; premises 135-16 to 135-22 Linden boulevard

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and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

739-48-BZ—Application, July 30, 1948, under section 7e of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Estate of Hyman Arkway (Abraham Wolodarsky, Executor); (Corbin and Morrison, lessees), to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange; premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

823-48-BZ—Application, September 16, 1948, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Sol Zankel, owner to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted; premises 219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

184-44-BZ—Application of Kaye, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section

7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

518-46-BZ—Application of Oscar I. Silverstone, applicant, on behalf of Alanfra Realty Corp., owner, reopened July 20, 1948, under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling, to restaurant, cabaret and heretofore converted Class A multiple dwelling; premises 13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

795-48-BZ—Application, September 3, 1948, under sections 7c, 7i and 21 of the zoning resolution, of Oswald

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Fischer, applicant, on behalf of Frederick Frachioni, owner, to permit in a business use, D area district, the extension of existing building and existing uses to include storage of more than five motor vehicles, display of motor vehicles, office, parts department, auto body repairs, paint shop and display of auto parts, using more than the area permitted, and without the required rear yard; premises 74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Jackson Heights, Borough of Queens.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Wallett, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 7, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 7, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

827-48-A—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

780-48-A—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 14), Borough of Brooklyn.

797-48-A—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

871-48-A—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

657-48-A—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

658-48-A—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

659-48-A—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

939-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

940-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

941-48-A—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

754-48-A—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan.

957-48-A—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71, inclusive), Borough of Manhattan.

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

930-48-A—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

1058-38-A—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond (reopened November 23, 1948; previously granted on condition).

454-32-A—22-28 East 16th street (Buckingham road), west side, 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn (reopened and restored to calendar February 25, 1948; previously withdrawn).

298-47-A—347 Lorimer street and 48-50 Meserole street, southwest corner (Block 3049, Lot 29), Borough of Brooklyn (reopened March 30, 1948).

1006-48-A—30-36 Sutton place south and 439-443 East 55th street, northwest corner (Block 1376, part of Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 14, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened

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September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

550-48-BZ—Application, June 3, 1948, under sections 7c and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of West 17th Street Garage, Inc., owner, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors; premises 214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

551-48-A—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schuman, owner, reopened and restored to the calendar November 16, 1948, Application, under section 7h of the zoning resolution, to permit in a residence and retail use district, the sale and display of used cars (previously granted by the Board for extension of gasoline service station which was never built); (reopened and withdrawn re parking and storage of more than five motor vehicles); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

788-46-BZ—Application, October 17, 1946, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Alex Beck, lessee), to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, for a period of five years; premises 1955 Webster avenue, west side, 40 ft. south of East 178th street and 360 East 178th street, south side, 21 ft. west of Webster avenue (Block 2815, part of Lot 1), Borough of The Bronx.

100-48-BZ—Application, January 23, 1948, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Henry Bellman, lessee), to permit in a business use district, the maintenance of an existing building as a motor vehicle repair shop, for a period of five years; premises 1878 (displayed) Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx.

766-48-BZ—Application, September 1, 1948, under sections 7c, 7i, 7A and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the alteration and reconstruction of existing gasoline service station to include retail

sales, auto laundry, lubratorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; premises 6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

809-48-BZ—Application, September 13, 1948, under sections 7e and 21 of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Emmy Hegemann, owner, to permit in a residence and local retail use district, the use of frame building as a factory; premises 185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

821-48-BZ—Application, September 15, 1948, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Julia Homelsky, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubratorium and motor vehicle repair shop; premises 81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38, 42 and 47), Elmhurst, Borough of Queens.

841-48-BZ—Application, September 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee), to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor; premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

890-48-BZ—Application, September 27, 1948, under sections 7c and 21 of the zoning resolution, of Edward J. Hurley, applicant, on behalf of Johnad Realty Corp., owner (John A. Dursi, Inc., lessee), to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted; premises 630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

909-48-BZ—Application, October 19, 1948, under sections 7f and 21 of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of William J. Rogers, owner (Pelham Park Boat service, lessee), to permit in a business use district, the installation of three 2,000 gallon tanks to be used for marine white gasoline and diesel oil, to be used in conjunction with existing boat works; 1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of Lot 32), Eastchester Bay, Borough of The Bronx.

937-48-BZ—Application, October 22, 1948, under section 7c of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of Evergreen Cemetery, owner, to permit in a residence use district, the extension to existing administrative offices; premises 1617-1661 Bushwick avenue, northwest corner of Highland boulevard (Block 3475, Lot 1), Borough of Brooklyn.

942-48-BZ—Application, November 1, 1948, under section 7A of the zoning resolution, of Charles N. and

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Selig Whinston, applicants, on behalf of 733 Columbus Avenue Corp., owner, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection; premises 70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

378-48-A—5121 2nd avenue, east side, 20 ft. north of 52nd street (ground floor); (Block 792, Lot 2), Borough of Brooklyn.

875-48-A—53-63 Park Row, east side, 10 ft. north of Frankfort street, entire block bounded by Brooklyn Bridge Ramp, north side and William street, south side (14th floor); (Block 121, Lots 30 to 34), Borough of Manhattan.

786-48-SM—Fox-Made Wood Fire Door Assembly.

965-48-SA—AMC and Wizard Automatic Clothes Washing Machine.

790-48-SM—Crocker Fire Prevention Corp. Hose Outlet Valve, 1½ inch and 2½ inch.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1948*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

389-47-A—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan (reopened November 3, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 21, 1948*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

272-22-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened November 23, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change of occupancy from machine shop to motor vehicle repair shop and paint room of an existing building (site previously granted by the Board as a public garage and a gasoline service station); premises 46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (entire property known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

708-45-BZ—Application of Paul Friedman, applicant, on behalf of Mutual Life Insurance Co. of New York and Sears, Roebuck and Co., owners (Sears, Roebuck and Co., lessee), reopened September 14, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board); premises 2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue, and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

736-45-BZ—Application of J. G. L. Molloy and Henry George Greene, applicants, on behalf of The Rector,

Churchwardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened November 9, 1948, under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station and motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles); premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

45-48-BZ—Application, January 2, 1948, under section 21 of the zoning resolution, of Louis Lieberman, applicant, on behalf of Nicolo Alba, owner, to permit in a business use, C area district, the extension to existing building using more than the area permitted; premises 5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

46-48-A—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed, under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

762-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, accessory sales and office; premises 223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens.

959-48-A—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

813-48-BZ—Application, August 31, 1948, under section 21 of the zoning resolution, of James C. Mackenzie, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection of more than one building on a lot; premises Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side (Sheepshead Bay Houses); (Block 7405, Lot 1001, Block 7406, Lot 1, Block 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn.

814-48-A—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side, (Sheepshead Bay Houses); (Block 7405, Lot 1001, Blocks 7406 and 7407, Lots, 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal streets).

844-48-BZ—Application, September 22, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1-9 Neptune Avenue Holding Corp., owner, to permit in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five motor

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vehicles and gasoline service station; premises 1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.

853-48-BZ—Application, September 17, 1948, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Benjamin Siegel, owner, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and as a wet wash laundry; premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

866-48-BZ—Application, September 29, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guistino Barone, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

921-48-BZ—Application, October 13, 1948, under section 21 of the zoning resolution, of Shreve, Lamb and Harmon Associates, applicants, on behalf of The Mutual Life Insurance Company of New York, owner, to permit in a retail and business use, B area and Class 2 height district, the erection and maintenance of a building to exceed allowable height without the required setbacks; premises 1730-1750 Broadway, east side, from West 55th to 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan.

928-48-BZ—Application, October 15, 1948, under sections 7c, 7h and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of L. J. D. Realty Corp., owner, to permit in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building using more than the area permitted in the D area portion of lot; and without the required setbacks in the E-1 portion of the lot; to be used as store, sale and oil changing, tire changing, battery replacing and the parking of more than five motor vehicles for patrons and employees; premises 248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

947-48-BZ—Application, November 5, 1948, under section 7c of the zoning resolution, of Frederick W. Deg-

enhardt, applicant, on behalf of Sheffield Farms Co., Inc., owner, to permit in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading; premises 1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 30 and part of Lot 37), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 18, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of November 23, 1948.)

567-32-BZ

APPLICANT—John Kadel, for Arlington C. Hall and Harvey M. Hall, owners (J. and L. Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and new proposal re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the change of use of a garage (previously granted by the Board; reopened and denied as to additional driveway and gasoline station) to include gasoline service station and motor vehicle repair shop.

PREMISES AFFECTED—3320-3338 Broadway, east side, from West 134th to West 135th streets (Block 1988, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: John Kadel and Emanuel E. Weissberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

845-39-BZ

APPLICANT—Kitzler and Nurick, for Harris Goody Realty Co., Inc., owner (Emess Realty Corp., lessee).

SUBJECT—Application for consideration—reopening on new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the erection of a one story enclosure over grease pits on an existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

738-41-BZ

APPLICANT—Lama, Proskauer and Prober, for Public Service Motors, Inc., owners.

SUBJECT—Application for consideration—reopening and rehearing under sections 7f and 7i of the zoning resolution—re Application (decision of the borough superintendent) previously denied under section 21 of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, auto laundry, office and boiler room and also parking of cars waiting to be serviced.

PREMISES AFFECTED—129-11 to 129-19 Liberty avenue and 103-24 to 103-30 130th street, northwest corner (Block 9566, Lots 51, 52 and 54), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MATERIALS SUBMITTED FOR APPROVAL

199-39-SM

APPLICANT—The Celotex Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Celotex Corporation's ½ inch Fibre Board Sheathing (previously approved for term of years).

APPEARANCES—

For Applicant: A. P. Green.

ACTION OF BOARD—Request to reopen and extend term of variance denied.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

650-47-SM

APPLICANT—Joseph Schafran, for Stefer Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re B. P. C. Concrete Building Units (previously approved).

APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 30, 1948.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 23, 1948, were approved as printed in Bulletin of November 30, 1948, Vol. 33, No. 48.

ZONING APPLICATIONS

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hemden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for further consideration.

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application reopened September 21, 1948—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. at request of the Board.

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1000-40-BZ

APPLICANT—Booth, Lipton and Lipton, for Eckert Realty Corp., owner.

SUBJECT—Application reopened and restored to calendar April 20, 1948—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board).

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold A. Lipton.

For Opposition: Louis Horwitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for inspection and decision by the Board, without further argument.

212-48-BZ

APPLICANT—Harry Miceli, lessee, for Ruth Goldberg, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop and the sale of used motor vehicles.

PREMISES AFFECTED—2573 Coney Island avenue, east side, 62 ft. 9 in. north of Avenue W (Block 7371, Lot 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank J. Gottilly.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, new date to be set. Referred to Engineer for new date of hearing—at request of applicant's attorney; no proof of service filed.

550-48-BZ

APPLICANT—Samuel Rosenblum, for West 17th Street Garage, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors.

PREMISES AFFECTED—214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Jacob R. Heller and Mildred Quinn.

For Opposition: S. A. Macheinski, G. A. Newgold, M. Haselkorn and Lawrence D. Brody.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for inspection and decision without further argument; further objections may be filed for consideration.

823-48-BZ

APPLICANT—Charles M. Spindler, for Sol Zankel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted.

PREMISES AFFECTED—219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 784, Lot 12), Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Sol Zankel.

For Opposition: Edward Scholnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 10 a.m. at request of the Board.

894-48-BZ

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co., Inc. and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21-C of the zoning resolution, to permit in a residence and local retail use district, the erection of more than one building on a plot and the parking of groups of cars on the residence portion of plot.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side, (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling, Joseph H. Garahan and J. W. Schenker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application placed on reserve calendar, pending action by the City Planning Commission after submission of plans by the Board under the requirements of Section 21-C.

787-19-BZ

APPLICANT—Kitzler and Nurick, for 343 4th Avenue Realty Corporation, owner (Park Slope Chevrolet, Inc., lessee).

SUBJECT—Application reopened June 29, 1948—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of building, and also to include welding and spraying; (previously granted by the Board for garage for more than five motor vehicles and motor vehicle repair shop).

PREMISES AFFECTED—343-361 4th avenue, east side, from 4th to 5th streets; 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education and Edward Hoffman, Dep't of Parks.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (787-19-BZ)

WHEREAS, this application, to permit in a business use district, under section 7g of the zoning resolution, the erection of a garage for more than five (5) motor vehicles,

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premises 343-361 Fourth avenue, east side, from 4th street to 5th street (Block 984, Lot 1), Borough of Brooklyn, was granted by the Board November 25, 1919, on certain conditions; and

WHEREAS, the resolution was amended on March 19, 1940 and November 12, 1941; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7i and 21 of the zoning resolution, to permit in a business use district, the relocation of existing showroom, offices, parts department, locker and toilet rooms, and to provide an exit door for motor vehicles on the Fifth street side of the building, and also to include welding and spraying, affecting premises 343-361 4th avenue, east side, from 4th to 5th streets, 234-240 4th street and 265-273 5th street (Block 984, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened on June 29, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin, and laid over to November 30, 1948, for applicant to file new plans and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that 4th avenue is in business and unrestricted use, B area, Class 1½ height districts; 5th street, 4th street and the site are in a business use, B area, Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1948 as to Alt. Applic. 1284-48, reads:

"1. Proposed interior changes and new exit on 5th St. together with proposed welding and spraying, constitute variations from Bd. of S. & A. approval, Cal. 787-19-BZ as amended 11/12/41.

Secure approval of Board of Standards & Appeals for proposed changes."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 97 ft. 10½ in. in depth, on which is located a building covering the entire lot, one story, 12 ft. 6 in. in height, of Class 3 construction, presently used as a garage for more than five motor vehicles, sales agency and for incidental motor vehicle repairs relating thereto; that it is proposed to relocate the existing showroom, offices, parts department, welding and spraying booths, and locker and toilet rooms; that it is also proposed to provide an exit door for autos on the 5th street side of the building; and

WHEREAS, the applicant contends that the present operating conditions are very cramped and unwieldy because of the excess amount of waste space; that a great deal of time and manpower is wasted in operating the business under the existing conditions; that under the proposed arrangement, the servicing area is one large open space with the accessory uses so distributed that a maximum of efficiency will be attained; that with this proposed arrangement for the servicing area, it is necessary that exit provisions be provided so that the cars will not be required to double back in order to leave the premises; that it is for this reason that it is proposed to provide a new exit opening on 5th street; that there are now 5 truck entrances and exits on the opposite side of 5th street starting at a point about 75 ft. east of 4th avenue; that photograph No. 2 shows the unsightly appearance of this side of the building; that if an exit opening is permitted, the entire sidewalk curb to building will be paved and the entire frontage kept in a decent and presentable condition; that in addition to the interior work, it is proposed to renovate and alter the entire 4th avenue frontage of the building; that this portion of the work will involve an expense of about \$20,000.00; that in view of the amount of money to be spent on the entire job, the building should be so arranged as to produce a maximum of efficiency of operation; that this can only be attained by the installation of an exit opening as proposed; that it is further proposed to provide a new plate glass show window in the 5th street and 4th street walls at the westerly end, within 25 ft. of 4th avenue;

that these windows will be about 15 ft. wide by 10 ft. high; that permission is requested to install these windows in view of the fact that they will be within 25 ft. of 4th avenue.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted November 25, 1919, as amended by resolutions adopted by the Board March 19, 1940 and November 12, 1941, by adding thereto:

"... that the building may be rearranged as proposed and as indicated on revised plans marked, 'Received November 26, 1948' (2 sheets), on condition that the vehicular entrances to the building shall be solely from 4th avenue as shown thereon; that other openings to 4th and 5th streets shall be legal pedestrian exit only; that under section 7i minor repairing may be permitted, restricted to cars dealt in by the Chevrolet agency and also including welding and spraying, as previously permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that no windows shall be constructed in the lot line wall to the east; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution."

164-46-BZ

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment (previously granted by the Board) and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James R. Clavin.

For Opposition: Seymour Miller and Isidore Dimetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (164-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from one family residence, to undertaker's establishment and one family residence, affecting premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, was granted by the Board on June 25, 1946, on certain conditions; and

WHEREAS, time to complete the work was extended on July 1, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of the business use in excess of that granted by the Board; and

WHEREAS, this application was reopened on September 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 78th street, 4th avenue and the site are in a residence use, C area, Class 1¼ height district; and

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WHEREAS, the decision of the borough superintendent, dated July 26, 1948 as to Alt. Applic. 421-46, reads:

"7. Proposed enlargement of undertakers establishment use granted by the Board of Standards and Appeals approval under Cal. 164-46-BZ, Bul. 27, Vol. 31, on premises located in a residential zone is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 54 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. 6 in. front by 62 ft. 6 in. in depth, irregular, typical floor 28 ft. by 50 ft. 6 in. in area, two stories and attic, 35 ft. 6 in. in height, of Class 4 construction, presently used as a funeral home and dwelling; that it is proposed to use the basement as a lobby and entrance, casket display, storage; that the two car garage will remain the same; that the entire first floor is to be used for reposing and reception rooms as a funeral home; and the second floor to remain as a dwelling; and

WHEREAS, the applicant contends that as the premises are to be used for holding funeral services and as all of the previous conditions imposed upon the site will be maintained under this proposal and as this additional use will in no way affect the community, it is requested that this application be granted; and

WHEREAS, this application was numbered Vol. III and should be Cal. 164-46-BZ, Vol. II; with the papers now in Vol. II and Vol. III consolidated as Vol. II.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 25, 1946, by adding thereto:

"... that in the event the owner desires to enlarge the space for funeral home and reposing rooms by the addition of the space on the first floor now occupied by a kitchen and dining room and to install a kitchen and dining room on the second floor, as proposed and as shown on plans filed with this application, marked "Received August 4, 1948" (9 sheets), such extension may be permitted, *on condition* that in all other respects the requirements of the resolution adopted by the Board June 25, 1946, shall be complied with other than as amended by the Board this day under Cal. 165-46-A; and that the use shall be for funeral home only for holding funeral services and not for conducting an undertaking establishment; and that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

717-46-BZ

APPLICANT—Lama and Proskauer, for Rose Liebson and Harry Nudelman, owners.

SUBJECT—Application reopened October 5, 1948—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area (previously granted by the Board) to include lubritorium, auto laundry, motor vehicle repair shop, the parking of cars waiting to be serviced, sale of accessories and office.

PREMISES AFFECTED—104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Morris Liebson.

For Opposition: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (717-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, to permit in a business use district, the proposed reconstruction and extension of existing gasoline service station, lubritorium and auto laundry, affecting premises 104-01 to 104-09 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lot 60), Richmond Hill, Borough of Queens, was granted by the Board on April 22, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 20, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts, the reconstruction and extension in area to include lubritorium, auto laundry, motor vehicle repair shop, the parking of cars waiting to be serviced, sale of accessories and office, affecting premises 104-01 to 104-13 Atlantic avenue and 93-11 to 93-15 104th street, northeast corner (Block 9313, Lots 59 and 60), Richmond Hill, Borough of Queens; and

WHEREAS, this application was reopened on October 5, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 30, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 104th street, Atlantic avenue and the site are all in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1948, as to N.B. Applic. 5856-46, reads:

"1. Proposed extension and reconstruction of a gasoline service station, lubritorium and auto laundry to include minor repairs, sales of accessories and office, parking of cars waiting to be serviced, located partly in a business and partly in a residence use district is contrary to Art. 2, Secs. 3 and 4 of the Zoning Resolution.

(See Cal. 717-46-BZ for smaller plot located entirely in a business use district approved on condition April 22, 1947)."

and

WHEREAS, the applicant states that the premises consist of a plot 150 ft. front by 64.68 ft. in depth on which is located a building 20 ft. 4 in. by 16 ft., one story in height, of metal construction, two open steel pits, three 550 gallon gasoline storage tanks and six dispensing pumps; that it is proposed to further extend gasoline station for a total distance of 150 ft. on Atlantic avenue (previous application was for 100 ft. on Atlantic avenue) and to demolish all structures and construct a building 87 ft. by 30 ft., 1 story 14 ft. in height, of Class 3 construction (previous application, bldg. 65 ft. by 30 ft.; 13 ft. 4 in. in height) to be used as an accessory building to house a lubritorium, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant contends that Block 9380, Lots 1 and 5 are improved with a one-story brick garage and gasoline service station; Lot 14 is a two-story building used as a bottling plant for the Bordens Milk Co.; Block 9384, Lot 1 and 59 is a gasoline service station; that these uses were established before the change in zone; that Atlantic avenue is an express auto highway with traffic flowing east and west.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 22, 1947 by adding thereto:

"... that in the event the owner desires to increase the area of the gasoline station by adding an additional Lot No. 59 having a frontage of 50 ft. on Atlantic avenue and a depth of 64.68 ft. and located in the residence use district, such extension may be permitted under Section 7c and the station may be arranged as proposed and as indicated on revised plans marked "Received September 21, 1948," four sheets, *on condition* that in all other respects, the resolution as adopted

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by the Board on April 22, 1947 shall be complied with and the remaining portion of the plot shall be similarly surfaced and the pumps arranged as indicated and permitting an additional curb cut 30 ft. in width to Atlantic avenue as indicated; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 5856-46, decision of September 16, 1948)."

927-47-BZ

APPLICANT—Lama and Proskauer, for Katie Heiman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, with show window and door openings beyond permitted distance from intersection.

PREMISES AFFECTED—1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Charles Lewis, C Kaufman and Louis Kaufman.

For Opposition: Mayer Gold and H. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (927-47-BZ)

WHEREAS, Lama and Proskauer, for Katie Heiman, owner, filed October 7, 1947, an application under sections 7c, 7i, 7A and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station with show window and door openings beyond permitted distance from intersection; affecting premises 1724 Avenue U and 2102-2112 East 18th street, southwest corner (Block 7350, Lot 10), Borough of Brooklyn; and

WHEREAS, a public hearing was held on September 21, 1948, after due notice by publication in the Bulletin; and laid over to October 19, 1948 for inspection, then to November 3, 1948 and November 30, 1948, for the applicant to furnish additional information; and

WHEREAS, the district maps accompanying the zoning resolution show that East 18th street is in residence and business use, D area and Class 1 height districts; Avenue U and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1947, as to N.B. Applic. 1039-47, reads:

"1. The extension and reconstruction of an existing gasoline service station to be occupied as a gasoline service station, lubritorium, minor repairs, laundry, office and auto accessory sales in a business use district is contrary to Art. II, Sect. 4a, (29) and (46) of the Zoning Res.

"The Zoning Res., Sect. 7A, prohibits the construction of show windows or any door opening exceeding 3'-6" in width at a distance of more than 25'-0" from the corner of the intersecting streets along East 18th St."

and

WHEREAS, the applicant states that the premises consist of a plot 28 ft. 5¼ in. front by 100 ft. in depth, on which is located a one-story metal building 14 ft. by 18 ft. used as an office and a one-story frame shed 12 ft. by 12 ft. which is used for the storage of lubricants; that it is proposed to demolish all structures and to construct a one-story (13 ft. 4 in.) structure 28 ft. 5½ in. by 60 ft. to house an office,

lubritorium, auto laundry and minor automobile repairing; that the gasoline pumps are to be rearranged and set back 10 ft. from the building line; and

WHEREAS, the applicant contends that to the west of the site there is a 20 ft. parcel known as Lot 9 which is a right-of-way for all buildings in Block 7350; that the proposed modernization will be a decided improvement in the community and will be quite beneficial to all the property owners; that in view of the fact that the gasoline station is existing, it is requested this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under sections 7c, 7A and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and is hereby is *granted* under section 7c to permit the lawfully existing gasoline service station on Lot 10 with a frontage of 28 ft. 5½ in. on Avenue U and a depth of 100 ft. to be reconstructed and rearranged, substantially as proposed and as indicated on plans filed with this application, marked "Received October 7, 1947" (4 sheets), *on condition* that the existing buildings and pumps shall be removed and the new accessory building shall be constructed and arranged as proposed on such plan, marked "proposed conditions" and shall comply in all respects with all requirements of the Building Code; that the pumps shall be located as thereon proposed not nearer than 10 feet to any street building line; that at the intersection of East 18th street and Avenue U there shall be erected a block of concrete, which may be segmental in shape, extending for a distance not less than 5 feet along either street from the intersection; that such block shall be not less than 12 inches in height; that minor repairs may be permitted under section 7i, provided they are done by hand tools only; that the number of gasoline storage tanks shall not exceed four existing and two additional, a total of six 550 gallon tanks; that curb cuts shall be restricted to a curb cut from Avenue U not over 18 ft. 5 in. in width as shown and two curb cuts to East 18th street, one 30 ft. and one 20 ft. as shown; that there shall be no opening from the accessory building to the adjoining property at the south; that the boilerroom shall be of fireproof construction, except that the ceiling may be fire-retarded and shall be enterable only from the exterior; that signs shall be restricted to a permanent sign attached to the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection of a post standard at the building line at the intersection, advertising only the brand of gasoline on sale, which sign shall extend not more than 4 feet beyond the building line; that the sidewalks and curbs shall be repaired or reconstructed to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and, *granted* under section 7A as to the entrance to the lubritorium portion of the accessory building; that all permits required shall be obtained and all work completed within one year from the date of this resolution and that the gasoline selling station and accessory uses herein permitted shall be confined to the lot involved in the application and not extended to adjoining area under same or allied ownership.

102-48-BZ

APPLICANT—Charles M. Spindler, for Louis E. Seley, owner,

SUBJECT—Application reopened July 13, 1948—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales.

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PREMISES AFFECTED—3170-3180 Atlantic avenue and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Raymond Ferraro.

For Opposition: Nathan Gisser and Antonio A. Benedetti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

THE RESOLUTION (102-48-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years, affecting premises 3170 to 3180 Atlantic avenue, and 1-11 Milford street, southeast corner (Block 4153, Lots 34, 35 and 36), Borough of Brooklyn was denied by the Board on May 11, 1948; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution based on a new proposal, to permit in the business use portion of a plot located in residence and business use districts, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, for a term of ten (10) years; and

WHEREAS, this application was reopened on July 13, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on September 21, 1948 at 10 a.m. after due notice by publication in the Bulletin; and laid over to October 5, 1948 at request of objector and for further consideration, then to October 26, 1948 at request of objector's representative, then to November 23, 1948 for consideration after study of exhibits filed by opposition, and again to November 30, 1948, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue is in business and unrestricted use, A and C area, class 1 height districts; Milford street and the site are in residence and business use A area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated June 3, 1948 as to N.B. Applic. 1833-47 reads:

- "1. Proposed Gasoline Service Station, Auto Washing, Lubrication, Office and accessory Sales located within business use district violates Art. II, Sec. 4(a) Sub. 46 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 5 $\frac{1}{3}$ in. frontage by 112 ft. 7 $\frac{1}{2}$ in. in depth, irregular, on which are located a two story frame dwelling 50 ft. by 20 ft.; a one story frame and stucco dwelling 20 ft. by 18 ft.; a two story frame dwelling and store 40 by 25 ft. and a frame shed and an 8 in. cement block wall, all to be demolished except the two story frame dwelling; that it is proposed to erect a building 45 ft. front by 28 ft. in depth, one story, 13 ft. in height, of class 3 construction, to be used as a gasoline service station, auto washing, lubrication, office and for accessory use; and

WHEREAS, the applicant contends that the granting of this application would enable the owner to use the land to his own benefit, to that of the passing motorists and to the neighborhood while a denial of the application would deprive the owner of the beneficial use of his property and result in continued blighting existence of a useless eyesore in the neighborhood without benefitting anyone; that to the north, the property directly opposite on the north side of Atlantic avenue is zoned for unrestricted use and is occupied by a garage for more than 5 motor vehicles, a motor vehicle repair shop and a factory; that the property

diagonally opposite on the northwest corner of Atlantic avenue and Norwood street was rezoned May 15, 1941 from unrestricted to residence use but it is now used as a gasoline service station, pursuant to a variance granted originally by the Board; that the revised proposal shows no curb cuts on Milford street, the only entrances to the station now proposed would be on Atlantic avenue; that a decorative fence and shrubbery will be installed along the Milford street building line in place of the dilapidated, boarded-up corner building and the 2 story frame dwelling at the southerly end of the corner plot will remain as a buffer between the proposed station and the buildings to the south of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed there was no justification for the exercise of its discretion to grant a variance under section 7f of the zoning resolution; that there is a sufficiency of gasoline stations in the immediate area.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

404-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction, extension in area and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher and Alfred Vollmar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (404-48-BZ)

WHEREAS, George H. Colin for Crew Levick Corporation, owner, (Cities Service Oil Company, lessee) filed May 4, 1948 an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction, extension in area, and change in occupancy of existing gasoline service station, to gasoline service station, retail sales, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 8902-8908 4th avenue, southwest corner of 89th street (Block 6064, Lot 28), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 30, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 89th street is in residence and business use, C area, class 1 $\frac{1}{4}$ height districts; 4th avenue and the site are in a business use, C area class 1 $\frac{1}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1948 as to Alt. Applic. 516-48 reads:

"Proposed reconstruction and increase in area of existing gasoline station and change of occupancy to gasoline station, retail sales, lubritorium, car laundry and minor motor vehicle repairs in a business use district is contrary to Art. II Sect. 4(a), sub. 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

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of a plot, 61 ft. 2¼ in. by 79.75 ft. irregular in area, on which is located a building 18 ft. front by 15 ft. in depth, one story, 13 ft. 8 in. in height, of class 3 construction, used as a sales office, toilet and heater room; that there are two pump concrete islands and an outside lift; that it is proposed to enlarge the existing building by increasing the frontage to 48 ft. 8 in. and to extend the depth to 30 ft. in order to permit the addition of a lubritorium, auto laundry, rest room, work space, heater room and increased office space; that a new roof will be installed and will be flat, 13 ft. 8 in. in height; that modern plate glass show windows will be installed in the office; that the entire structure will be faced with white stucco finish or porcelain enamel skin and will conform to standard pattern of Cities Service Oil Co.; that the outside lift will be removed and all greasing facilities will be in the proposed lubritorium; that the existing pump islands, curb cuts, paving, fence and retaining wall along the interior lot lines are to continue unchanged; that retail sales of auto accessories is also proposed; and

WHEREAS, the applicant requests that the gasoline service station area herein be adjusted as shown by "Sketch Showing Difference Between Deed Survey and 1925 Building Department Application" filed with this application; that this adjustment is necessary because a survey which has been prepared since the filing of the Building Department application referred to, reveals that the owner has title to a slightly lesser area at the section adjacent to the Fourth Avenue property line and to a slightly greater area at the northeasterly portion of the rear lot line; that there is no substantial change involved with respect to the area of the lot in its entirety; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the legally existing gasoline station to be reconstructed and rearranged as proposed and as indicated on revised plans filed with this application marked "Received November 26, 1948," five sheets, *on condition* that all existing structures and pumps shall be removed and the plot shall be leveled substantially to the grade of surrounding streets and reconstructed as proposed and as indicated on such plans; that the accessory building shall comply with the requirements of the building code; that the heater room shall be separated from the balance of the building by fireproof construction except that the ceiling may be fire-retarded and entered only from the exterior; that any greasing equipment shall be of the hydraulic type only; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that any pumps installed shall be not nearer than 10 ft. to the street building line of 4th avenue; that curb cuts shall be as indicated on plans marked "proposed layout"; that the sidewalks and curbing shall be restored to the satisfaction of the borough president; that a block of concrete shall be constructed near the intersection within the building lines for a distance of not less than 5 ft. along either street; that such block of concrete may be segmental in shape and shall be not less than 12 in. in height; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or colprovia or other reasonably impervious paving; that existing masonry walls and fencing shall be retained on the interior lot lines continuously from 4th avenue and Forrest place to 89th street or if such fence is disturbed a similar fence shall be constructed; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all temporary signs and all roof signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line

for a distance of not over 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the accessory building shall be arranged as proposed for lubritorium, car laundry and sales and minor repairs under section 7i may be permitted provided the same are by hand tools only and are carried on within the building; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

822-48-BZ

APPLICANT—Howard H. Snyder, for Bing and Bing, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show windows beyond permitted distance from the intersection.

PREMISES AFFECTED—152 East 79th street, south side, 34 ft. east of Lexington avenue (Block 1413, Lot 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (822-48-BZ)

WHEREAS, Howard H. Snyder for Bing and Bing, owner, filed September 16, 1948, an application under Section 7A of the zoning resolution, to permit in a business use district, the conversion of existing dwelling to store, office and apartments with business entrance and show windows beyond the permitted distance from the intersection, affecting premises 152 East 79th street, south side, 34 ft. east of Lexington avenue, (Block 1413, Lot 52), Borough of Manhattan; and

WHEREAS, a public hearing was held on November 9, 1948, after due notice by publication in the Bulletin, and laid over to November 23, 1948, then to November 30, 1948, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that East 79th street is in residence and business use, B area and Class 1½ height districts; Lexington avenue and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 30, 1948, as to Alt. Applic. 1516-48, reads:

"A1. Arrangement of proposed business use in basement and 1st story of above premises is contrary to Art. 2, Sec. 7A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 16 ft. front by 62 ft. in depth, on which is located a building 16 ft. front by 54 ft. in depth, three stories and basement, 42 ft. in height, presently used as private dwelling; that it is proposed to convert the basement to a store and continue the 1st floor as an office; that the 2nd and 3rd floors will be used as living quarters; and

WHEREAS, the applicant contends that even though the property is located in a business district, the Department of Housing and Buildings, under their interpretation of Art. 2, section 7A of the zoning resolution, will not allow a business entrance or show windows on this property because such entrance would have to be further than 25 ft. from the Lexington avenue house line; that there is no other way of public entrance to legally business property; that the building to the east of this property has a business entrance and show windows on the 1st and 2nd floors even though it is further east from the Lexington avenue house line, and the

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building adjacent and to the west also has business entrance and two stories of show windows; that across 79th street and still east of this property is a one-story store 35 ft. wide with business entrance and show windows; that it is therefore petitioned that the owner of this property be allowed the same privilege as his abutting neighbors, and inasmuch as he has no other entrance to his property, that he be allowed to construct a business entrance and show windows so that he can enjoy the use of his property for business purposes; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted on condition that the building shall be arranged as to the front, as indicated on revised plans, marked "Received November 23, 1948" (1 sheet); that the show windows on the 1st and 2nd floors shall be reconstructed as thereon proposed, except that the show window on the street floor shall be divided with muntins so that the panes of glass are approximately 2 ft. by 3 ft. or less; that the existing areaway shall be entirely removed and a sidewalk constructed at grade to the satisfaction of the borough president; that there shall be no show window constructed above the second floor and as to the second floor, the windows may be constructed as shown on such drawing or may be left as at present; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

842-48-BZ

APPLICANT—James E. McKillop, for Mae Bertles, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling.

PREMISES AFFECTED—198-200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (842-48-BZ)

WHEREAS, James E. McKillop for Mae Bertles, owner, filed August 25, 1948, an application under Section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple dwelling to post office and multiple dwelling, affecting premises 198 to 200 Prospect Park West, southwest corner of 15th street (Block 1105, Lot 36), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 16, 1948, after due notice by publication in the Bulletin, and laid over to November 30, 1948 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 15th street is in residence and business use, C area and Class 1½ height districts; Prospect Park West is in residence and business use, C area and Class 1½ height districts; and the site is in a residence use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1948, as to Alt. Applic. 1055-48, reads:

"1. Proposed post office occupancy in premises located in a residence zone is contrary to Art. II, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 89 ft. front by 35 ft. in depth, irregular on which is located a building covering the entire lot, 4 stories, 44 ft. in height, of Class 3 construction, presently used as a multiple dwelling—8 families and a real estate office in the basement; that it is proposed to convert the southerly section of the first floor into a branch Post Office known as a Finance Station; that the front wall will have the brick and stone panel below two windows, creating two doors which will be used as entrance and exits; that the interior partitions will be removed and two open spaces will be created and also enclosing partition; that the brick partition separating the room will remain; that several small cashiers windows will be installed; and

WHEREAS, the applicant contends that Finance stations simply sell stamps, post cards, money orders, U. S. bonds, receive parcel post packages and register mail; that the parcel post items are picked up here by mail wagons from the nearest sub station; that carriers do not work out of these finance stations; that office work is the big item conducted therein; that the changes to the building are so slight that the change of use will hardly be noticed, except for small signs used by the Postal Department; that the facade will practically remain as is, except for the change to two small windows; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7e of the zoning resolution.

Resolved, that the decision of the borough superintendent be and it hereby is affirmed and that the application be and it hereby is denied.

APPEALS FROM ADMINISTRATIVE DECISIONS

551-48-A

APPLICANT—Samuel Rosenblum, for West 17th street, Garage Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 West 17th street, south side of 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53); Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum, Jacob R. Heller and Mildred Quinn.
For Opposition: S. A. Macheinski, G. A. Newgold, M. Haselkorn and Lawrence D. Brody.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for inspection and decision without further argument; further objections may be filed for consideration.

785-46-A

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner re Airport Tenders transporting gasoline.

PREMISES AFFECTED—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

APPEARANCES—
For Applicant: J. J. Perkins.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. at request of applicant's representative.

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786-46-A

APPLICANT—J. G. L. Molloy, for Shell Oil Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner re Airport Tenders transporting gasoline.

PREMISES AFFECTED—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. at request of applicant.

793-46-A

APPLICANT—M. E. Kattell, for Colonial Beacon Oil Co., owner.

SUBJECT—Appeal from an order of the fire commissioner re Airport Tenders transporting gasoline.

PREMISES AFFECTED—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. at request of applicant's representative.

794-46-A

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner re Airport Tenders transporting gasoline.

PREMISES AFFECTED—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. at request of applicant's representative.

895-48-A

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co., Inc. and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40, Blocks 7628 to 7631, Lot 1, Block 7632, Lots 1 and 50 and Block 7639 to 7643, Lot 1), Bayside, Borough of Queens (under sections 35 and 36 General City Law re buildings in bed of and not fronting on legal street).

APPEARANCES—

For Applicant: William M. Dowling, Joseph H. Garahan and J. W. Schenker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on reserve calendar in connection with Cal. 894-48-BZ.

165-46-A

APPLICANT—Lama and Proskauer, for Joseph P. Clavin, owner.

SUBJECT—Application reopened September 21, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and James R. Clavin.

For Opposition: Seymour Miller and Isidore Dimetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (165-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 7722-7736 4th avenue and 375-379 78th street, northwest corner (Block 5960, Lot 50), Borough of Brooklyn, was granted by the Board on June 25, 1946, on certain conditions; and

WHEREAS, upon request by the applicant, this appeal was reopened by vote of the Board on September 21, 1948, subject to the usual procedure to consider a new proposal based on the new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated July 26, 1948, as to Alt. Applic. 421-46, reads:

"8. Proposed extension of business use (undertakers establishment) in excess of grant by the Board of Standards and Appeals approval under Cal. 165-46-A in a frame building in the fire limits is contrary to Sections C26-247.0 (4.1.2) and C26-254.0 (4.2.1) as per Section C26-185.0 (2.1.3.5) of the Administrative Code.

"10. Means of egress from upper floors to comply with Section C26-273.0 (6.1.2.2.5) of the Administrative Code."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 35 ft. 6 in. in height; 50 ft. by 6 in. by 62 ft. 6 in. in area, at 1st floor; 28 ft. by 50 ft. 6 in. in area, at typical floor, of Class 3 construction; erected 1897; located in a residence use C area, Class 1¼ height district, on a lot 54 ft. 4 in. by 100 ft. in area; and used and occupied since 1924—basement, ordinary use; 1st floor, funeral home and dwelling, 30 persons; 2nd and 3rd floors, dwelling, one family combined; proposed to be used and occupied as follows: cellar, ordinary use, casket display and lobby, 5 persons; 3rd floor, funeral home, 140 persons; 2nd and 3rd floor combined, one family dwelling; that the dwelling is provided with one 3 ft. wide unenclosed wood stairs; and

WHEREAS, the applicant contends that the basement is used as a two car garage and for ordinary use; that a portion of the 1st floor is used as a funeral parlor and a portion as a dwelling and the 2nd and attic floors as a dwelling; that the funeral home on the 1st floor was granted by the Board under Cal. 164-46-BZ; that it is now intended to use the basement as a lobby and entrance, casket display, storage and two car garage, and the entire first floor for reposing and reception room as a funeral home, the 2nd and 3rd floors to remain in dwelling use; that the same objections as raised by the borough superintendent were considered by the Board under Cal. 165-46-A, in its resolution adopted June 25, 1946; that under the new proposal all conditions will be improved beyond the requirements of the Board's resolution; that only the first floor will be used for public assembly and three means of egress are proposed from that floor; that the cellar ceiling will be fire retarded; that the 2nd and attic floors are used exclusively by the owners of the dwelling and has direct egress to the lobby and thence to the street as previously permitted by the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 25, 1946, by adding thereto:

". . . that the building may be arranged as proposed and as indicated on plans filed with Cal. 164-46-BZ and referred to in resolution adopted this day, on condition

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that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the requirements of the resolution adopted under Cal. 164-46-BZ, Vol. 2 as amended this day."

MATERIAL SUBMITTED FOR APPROVAL

356-43-SM

APPLICANT—Charles S. Allen, for Panther Oil and Grease Mfg. Co., owner.

SUBJECT—Battleship Liquid Asbestos Coating (reopened November 25, 1947 re amendment of resolution to permit use of material on concrete deck); (previously approved on condition).

APPEARANCES—

For Applicant: Herman A. Mugler.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (356-43-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 8, 1948.

Re: Cal. 356-43-SM

Subject: Battleship Liquid Asbestos Coating—Amendment to resolution to permit use of material on concrete deck.

On October 23, 1945, the Board of Standards and Appeals approved the use of Battleship Liquid Asbestos as a roof covering applied over old or new roofing, requiring that for new roofs two plies consisting of one 30 lbs. and one 14 lbs. felt should be applied, mopped at the rate of two gallons of Battleship Liquid Asbestos coating per square for each layer, and when used over old roof shall have equivalent under-laying.

Request has been made for permission to omit the 30 and 14 lb. felt on concrete roofs and to apply the liquid asbestos directly to the concrete. The application was reopened by vote of the Board on November 25, 1947.

Description

It is now proposed to apply two gallons of Battleship primer (which is a natural pure asphalt, electrically treated) per square to the concrete and then apply on this a second coat of Battleship Liquid Asbestos Roof coating similarly treated, using 3 gallons per square.

Inspection and Test

A concrete block covered with this material applied as specified has been tested by the Committee on Test and found to provide a tight surface against leaking.

Recommendation

On the basis of this test the Committee on Test recommends that the resolution of October 23, 1945, be amended to permit concrete roofs to be treated as herein described without the use of felt for voluntary installations not provided for otherwise by law.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on October 23, 1945 in accordance with the above report.

Adjourned: 12:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 30, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS.

1036-46-A

APPLICANT—Theron R. Galloway, for Consolidated Edison Co. of New York, Inc., owner.

SUBJECT—Application reopened November 9, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—666-680 1st avenue, east side, from East 38th to East 39th streets, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lots 1 and 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Theron R. Galloway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1036-46-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 666-680 1st avenue, east side, from East 38th to East 39th streets, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lot 1), Borough of Manhattan, withdrawn without prejudice, May 20, 1947; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a decision of the borough superintendent affecting premises 666-680 First avenue, east side, between East 38th and East 39th streets, 401-427 East 38th street and 400-428 East 39th street (Block 970, Lots 1 and 16), Borough of Manhattan; and

WHEREAS, this appeal was reopened November 9, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated September 22, 1948 as to amendment to Alt. Applic. 418-46 reads:

"Obj. 3. Repeat. Extension may not be constructed of steel supports and asbestos panel siding (Class 5). The enclosing walls should be of 4 hr. construction. (Class I), Sects. 3.2.1, Code."

and

WHEREAS, the applicant states that the existing building is basement and three levels in height, class 3 construction, 197.50 ft. by 272.50 ft. and 306.33 ft. in area, erected in 1900, located in an unrestricted use A area, class 2 height district, and used and occupied since 1900 as an electric generating plant, equipped with an approved standpipe system, eight interior stairs and two fire towers, 3 ft. wide, of metal construction, four of which are fireproof enclosed, equipped with three hour fireproof self-closing doors and leading from roof bulkhead to street; and

WHEREAS, the applicant contends that Alt. 418-46 was filed for the extension of the building to house additional electrical equipment to the east of the boiler house; that it is proposed to construct a second section of the electrical

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galleries and to install high-pressure boilers and turbo-generator units; that plans for the west gallery were filed as an amendment under Alt. 418-46 and approved; that construction of the east electrical gallery covered by the original application and the west electrical gallery included in the amendment has been completed; that an amendment was filed to permit alteration in the existing turbine room for the installation of two new turbo-generator units; that this amendment was approved and construction is now under way; that alterations to the existing boiler house to permit the installation of two new high-pressure boilers, two new high-pressure turbo-generator units, a coal bunker, new stack and auxiliary equipment were approved July 28, 1948; that the original building and its extensions have structural steel frames, self-supporting brick curtain walls and main division walls and reinforced concrete floor and roof slabs and all construction is fire-resistive; that present coal and ash-handling tower east of the boiler house and the four conveyor bridges have structural steel frames with corrugated cement-asbestos siding and reinforced concrete floor and roof slabs and all construction is fire-resistive; that the east and west electrical galleries are class 1 construction; that the present north wall and the present division wall between the turbine room and the boiler house will be retained and extended upward to an elevation of 206 ft.; that the existing sections of these walls have self-supporting curtain walls; that the east and west walls constructed as part of the electrical galleries are 12" brick carried on fireproofed steel; that the extensions to all walls above the existing walls as approved by the borough superintendent consist of 8" brick masonry supported on steel framing faced with corrugated cement asbestos sheets carried on steel girts built into the masonry; that operating levels at elevations 31 ft. 3 in., 146 ft. and 174 ft. will have concrete floor slabs and the roof will have a concrete slab; that on September 10, 1948 the amendment which is the subject of this appeal was filed calling for the omission of the 8 in. brick masonry behind the corrugated cement-asbestos sheets from the north and south walls are above elevation 146 ft. and from the east and west walls above the present east and west gallery masonry walls but not affecting the sections of existing masonry walls in the east and west electrical gallery walls and not affecting the corrugated cement-asbestos sheets and the supporting steel girts; that this amendment was disapproved and appeal is now made for relief from the decision of the borough superintendent disapproving such amendment; that the proposal to omit the 8 in. brick masonry from behind the corrugated cement-asbestos above elevation of 146 ft. in the north and south walls and the east and west walls only from above the division walls between the boiler house and the east and west electrical galleries will leave the construction of all walls below these levels exactly as approved by the borough superintendent; that the decision of the borough superintendent which is the subject of this appeal applies only to that portion of the vertical extension above elevation 146 ft., which portion of the building will house only fans and their drives, air heaters, flues and electrostatic dust catchers; that permission is sought to use corrugated cement-asbestos siding on the steel framing for this portion of the building to conserve materials more readily diverted to housing, to speed the rate of construction and to avoid the need of demolishing masonry work with attendant hazards when moving equipment in and out of the plant; that the proposed construction will not create a hazard to the extension itself nor to the remainder of the building; that all material to be used in the construction of the extension is incombustible and all equipment contained therein is incombustible; that the restrictions on construction in the building code were written generally and the writers of the code recognized that unusual conditions would occur and therefore incorporated in the code provision for appeal to the Board for relief where special conditions warranted such action; that the building in question should be classified as a special structure, for which justifiable variations should be granted; that it is therefore requested that the Board grant relief from item 3 of the decision of the borough superintendent and permission be granted to construct the enclosures above elevation 146 ft. of corrugated cement-asbestos on steel framing with the understanding that all construction will otherwise comply with the requirements of the building code; and

WHEREAS, on May 20, 1947 an appeal from a similar decision of the borough superintendent on Alt. Applic. 418-46 was withdrawn without prejudice to reopening for consideration of revised plans; and

WHEREAS, revised plans marked "Received October 22, 1948" have now been filed for consideration by the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 418-46, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the construction shall be carried out substantially as proposed; that only corrugated asbestos of approved type shall be used; that the steel frame work shall be designed and constructed to the satisfaction of the borough superintendent; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

599-48-A

APPLICANT—Henry George Greene, for Louis Davis, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—846 7th avenue, west side, 50 ft. 5 in. north of West 54th street (1st floor); (Block 1026, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (599-48-A)

WHEREAS, Henry George Greene for Louis Davis, owner, filed June 28, 1948 an appeal from a decision of the borough superintendent, affecting premises 846 7th avenue, west side, 50 ft. 5 in. north of West 54th street, (1st floor), (Block 1026, Lot 31), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 1, 1948 as to amendment to P. A. Applic. 171-47 reads:

"2. Repeat #1, which reads: 2 exits are not remote from each other as called for in C26-273 subd b-1.a Adm. Code."

and

WHEREAS, the applicant states that the building is 3 stories, and penthouse, 44 ft. in height, 25 ft. by 100 ft. in area, of class 3 construction, erected in 1898, located in a retail 1 use, B area class 2 height district, used and occupied since 1947 as follows: cellar, locker room and kitchen, two persons; 1st floor, restaurant, 106 persons; 2nd floor, office, 15 persons; 3rd floor, studio, 15 persons; 3rd floor gallery and penthouse, studio apartment, 2 persons; that the building is equipped with one interior stairs, 3 ft. 10 in wide, of wood construction, enclosed in fire-retarded partitions, equipped with wood self-closing doors, covered with 24 gauge metal; that the stairhall leads direct to street and not to roof; that there is one fire escape at rear extending to roof by ladder with egress to street over adjoining roof and building; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, C.O. 23517 issued April 12, 1938 permits the use and occupancy of the building as follows: cellar, storage; 1st floor, store, 15 persons; 2nd floor, club room, 75 persons; 3rd floor, club room (with incidental dancing), 75 persons; penthouse, dwelling; and

WHEREAS, Violation 874 issued January 30, 1947 was for

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changing the occupancy of the 2nd and 3rd floors from club room to offices contrary to C.O. 23517; and

WHEREAS, the applicant contends that under Alt. 577-47 plans were approved to alter the premises for restaurant use on the 1st floor; that permit was obtained and all work indicated on approved plans carried out to the satisfaction of the department; that the owners of the restaurant were not properly advised that they would have to file a public assembly application and it was not until the restaurant was ready for occupancy that the owners became aware of the fact that the original approved alteration application did not carry an automatic public assembly approval; that public assembly application 171-47 was filed and denied with the decision herein appealed; that the owners have completed the restaurant at great expense and although its depth exceeds the statutory limit for maximum travel to an exit, there are exits at the front at either end and the total occupancy will not exceed 106 persons although the original Alt. Applic. was approved for 124 persons; and

WHEREAS, an examination of the Building Department records indicate that Alt. Applic. 577-47 was approved April 7, 1947, on the basis of the General Order then outstanding in the Department of Housing and Buildings which permitted acceptance of two means of egress at the front of the building provided they were not less than 15 ft. apart.

Resolved, that the decision of the borough superintendent, acting on amendment to P.A. Applic. 171-47, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in addition to the two means of exit at the front of the restaurant space, as formerly approved by the Borough Superintendent, an additional means of exit shall be furnished as proposed and as indicated on revised plan marked "Received November 23, 1948," showing an exit door to the roof of adjoining one story shed building with a drop ladder to apartment house court leading to 7th avenue, *on condition* that a copy of the letter permitting such exit over the adjoining premises, filed by the 850 Apts. Inc., dated November 17, 1948, shall be filed with the borough superintendent; that there shall be a rail along the edge of the shed building from the exit door to the proposed ladder; that such ladder shall be a fixed steel double rung ladder not less than 16 in. in width and attached permanently to the building and extending above the roof for a distance of not less than 2 ft. with hand rails on both sides; that such exit shall comply with all requirements therefor as to lighting and swing of door, and that in all other respects the premises and the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event this means of exit is discontinued, or notice that it is to be discontinued is served, immediate notice shall be filed by this applicant with the Department of Housing and Buildings; that a temporary certificate of occupancy shall be obtained which shall include the requirements of this resolution as to this variance continuing only so long as the proposed second means of exit is maintained.

815-48-A

APPLICANT—Herman Kron, for Fuerst Holding Corp., owner (Hygrade Furniture Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (815-48-A)

WHEREAS, Herman Kron, for Fuerst Holding Corporation, owner (Hygrade Furniture Co., lessee) filed August 13, 1948 an appeal from a decision of the borough superintendent, affecting premises 17 Bowery, east side, 163.2 ft. south of Bayard street (Block 289, Lot 7), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 22, 1948 as to Alt. Applic. 407-47 reads:

"2. Dept. records indicate this bldg. is occupied as Dormitories. Proposed to change use to Factory would require bldg. to be fireproof as per Sec. 270 L.L.

3. Provide exits to comply with Sec. 270 Labor Law.

4. Floors should be good for 120 lb. live load."

and

WHEREAS, the applicant states that the building is 5 stories, 55 ft. in height, 30 ft. by 95 ft. irregular in area, of class 3 construction, erected in 1882, located in an unrestricted use B area, class 2 height district, and used and occupied since 1947 as follows: cellar and basement, vacant; 1st floor, printing, 3 persons; 2nd floor, office and shipping of furniture, 3 persons; 3rd floor, upholstery, 3 persons; 4th floor, carpentry, 2 persons; 5th floor, vacant; that no change in use or occupancy is proposed; that the building is provided with one 3 ft. wide brick enclosed stairs, equipped with steel self-closing doors, leading from roof bulkhead direct to street and one fire escape at rear extending to roof by ladder and to yard by stairs, with egress to street through fire passage in cellar; that window and door openings on the course of the fire escape are fireproof self-closing; that there is safe egress from the roof; and

WHEREAS, the applicant contends that in 1911 the building was approved for stores and lofts under Alt. 277; that Alt. 2146-24 shows the building used as store and factory and indicates the proposed erection of a 5,000 gallon water tank on the roof; that Alt. 1008-25 shows the building as store and factory and was approved for the erection of toilets and repair of stairs; that Alt. 3405-36 showed the use converted from stores and factory to multiple dwelling, and C.O. 24607-39 was issued, which certificate describes the building as non-fireproof, class B multiple dwelling hereafter erected lodging house; that the building has a fireproof stair and enclosure; that all ceilings are fire-retarded; that all doors leading to the stairhall are fireproof, one hour test; that the fire escape erected in 1936 complies with section 145 of the Multiple Dwelling Law and has egress to a fireproof passage 3 ft. 2 in. wide and 7 ft. 2 in. high leading directly to the street; that the 2nd, 3rd and 4th floors are occupied by one tenant and to make sure that the 5th floor will not be occupied the stairs from the 4th to 5th floors will be removed, the opening closed and a scuttle with iron ladder installed for fire department access or for roof repair; that the owner is willing to protect the premises with such safeguards as the Board may deem necessary; and

WHEREAS, the applicant states that the construction of the floors having floor beams 4 in. by 11 in. spruce and 3 in. by 11 in. spruce and resting on a center wooden girder 10 in. by 12 in. making a computation of a minimum live-load of 90 lbs. per sq. ft. on all the floors; that the furnace on the 2nd floor will be enclosed in a fire retarded compartment; that the rear fire escape will be reconstructed; that regular stairs leading down to the passageway on the first floor, or if left in the present state, an additional front fire escape of the Labor Law type, will be provided; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 407-47, be and it hereby is *modified* and that the appeal be and it hereby is *granted as to Obj. 2 on condition* that the building shall not be increased in height or area; that as to Objection 3, the existing exits as proposed and as shown on plans filed with this appeal marked "Received August 13, 1948," 2 sheets, and revised floor plan marked "Received November 29, 1948," 1 sheet,

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shall be maintained; that as to Objection 4, the live load per superficial ft. for the floors proposed to be occupied shall not be less than 90 lbs. *on condition* that the heating furnace on the 2nd floor shall be on a concrete base and shall be enclosed in partitions of fire retarding material with a fireproof self-closing door and a vent leading to the rear for air supply; that a sprinkler system of at least one source shall be installed throughout the building; that the upper floor proposed to be left vacant shall remain unused and the stairway thereto shall be continued, including the stairway to roof; that the rear fire escape shall be reconstructed as may be deemed necessary by the borough superintendent and the stairs leading to the passageway through the cellar to street, as indicated on such drawings; that the number of occupants in the building shall not exceed the number permitted by the primary means of exit; that in all other respects the building and occupancy shall comply with all rules and regulations applicable thereto and a Certificate of Occupancy shall be obtained.

816-48-A

APPLICANT—Herman Kron, for Fuerst Holding Corp., owner (Son-Wei Association, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (816-48-A)

WHEREAS, Herman Kron, for Fuerst Holding Corporation, owner, (Son-Wei Association, Inc., lessee) filed August 31, 1948 an appeal from the decision of the borough superintendent, affecting premises 15 Bowery, east side, 193.2 ft. south of Bayard street (Block 289, Lot 6), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated August 27, 1948 as to amendment to Alt. 406-47 reads:

"1. Proposal to use bldg. for club rooms would require it to be fireproof as per Sec. 4.2.1 B.C.

2. Provide exits to comply with Article 7 Bldg. Code.

3. Floors should be good for 100 lbs. per sq. ft. liveload Sec. 7.3.2.2.5 B.C."

and

WHEREAS, the applicant states that the building is 6 stories 60 ft. in height, 24.10 ft. by 87 ft. in area, of class 3 construction, erected in 1880 on a lot 24.10 ft. by 106.6 ft. in area, in an unrestricted use B area class 2 height district, used and occupied since October 1947 as follows: cellar, storage; 1st floor, lunch room, 15 persons; 2nd floor, Son-Wei Association, office and toilet, 6 persons; 3rd floor, meeting room and office, 40 persons; 4th, 5th and 6th floors, vacant; that no change in use or occupancy is proposed; that the building is provided with one interior wood stairs, 3 ft. and 4 ft. in width, enclosed in fire-retarded wood partitions, equipped with fireproof self-closing doors and leading to roof bulkhead and direct to street, and one fire escape at front extending to roof by ladder and to street by ladder; and

WHEREAS, Violation 4556 issued July 2, 1947 was for failing to obtain a C.O. for converting the building from lodging house to factory use; and

WHEREAS, the applicant contends that the building was erected in 1880 as a bar room and lodging house; that in 1902 it was altered on the 2nd floor and in 1910 new stairs

installed on the 1st and 2nd floors; that in 1911 the live-load computations were certified at 90 lbs. per sq. ft.; that new plumbing was installed in 1917; that C.O. 21727 issued in 1936 permits the use of the building as follows: cellar, barber shop and storage; 1st floor, restaurant and kitchen, 15 persons; 2nd to 6th floors, lodging house; Alt. Applic. 3727-37 approved February 15, 1937 showed the building to be used as follows: cellar, store; 1st floor, store, 100 lbs. liveload; 2nd floor, lodging, 75 lbs. liveload; that the building is presently occupied as follows: cellar, storage with fire-retarded ceiling; 1st floor, lunchroom, 15 persons; 2nd and 3rd floors, occupied by Chinese Benevolent Society which keeps the 2nd floor for kitchen, toilet, office and storage space with an occupancy of 6 persons; 3rd floor is occupied as meeting room, coat room, office and toilet facilities with an occupancy of 40 persons; that the 4th, 5th and 6th floors will not be occupied and will remain vacant; that it is proposed to remove the stairs from the 3rd to 4th floors and install a scuttle with an iron ladder to permit access by the fire department and for roof repair; that there is a fire escape at the front which the owner is willing to reconstruct with regular stairs with counterbalanced ladder from 2nd floor to sidewalk; that the owner is also willing to protect the premises with such safeguards as the Board may deem necessary; and

WHEREAS, the applicant states that the stairs are enclosed with 24 gauge metal with $\frac{3}{4}$ in. portland cement mortar over same; that the doors leading to the stairhall are fireproof self-closing; that all floors are constructed of 3 in. by 12 in. L.L.Y.P. 16 in. on centers; that there is a brick wall 3 ft. away from the north wall supporting the first tier making this span about 18 ft. and its total load is good for 156 lbs., 136 lbs. liveload; that the upper floors have a span of 22 ft. 10 in. and are designed to sustain a total load of 109 lbs. and a liveload of 89 lbs. per sq. ft. and it is therefore requested that the Board accept the 2nd and 3rd floors with a liveload of 89 lbs. per sq. ft.; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. 406-47, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 1, *on condition* that the building shall not be increased in height or area; that the club rooms as proposed shall be confined to the 2nd and 3rd floors; that the 4th, 5th and 6th floors shall remain vacant but the stairs with access thereto and to roof shall not be removed; as to Objection 2, that the exits as proposed and as shown on plans filed with this appeal marked "Received August 31, 1948," 2 sheets, and revised floor plan marked "Received November 29, 1948," 1 sheet shall be maintained, including the new labor law fire escape to be erected on the front of the building from roof to street; as to Objection 3, that the live load on the 2nd and 3rd floors, occupied as proposed, shall not be less than the 89 lbs. per superficial foot as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained.

54-45-A

APPLICANT—Ervin Palmer, for Weatherguards Products Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—566 Jackson avenue, east side, 99.9 ft. south of East 150th street (Block 2641, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

644-48-A

APPLICANT—Raymond Irrera, for George Dorn, owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—41-11 36th street, east side, 120.60 ft. south of Skillman avenue (Block 217, Lot 13), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and George G. Dorn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

620-46-A

APPLICANT—Max Horn, for Sondau Realty Corp., owner (W. K. Manufacturing Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

113-48-A

APPLICANT—Anna Gordon, lessee, for Estate of John Christman, owner (Timm and Behrens, managing agents).

SUBJECT—Application reopened and restored to calendar April 20, 1948—re Appeal from an order of the fire commissioner; previously dismissed for lack of prosecution.

PREMISES AFFECTED—2059 Fulton street, northeast corner of Rockaway avenue (1st floor); (Block 1542, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anna Gordon.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice pending the filing of an application with the Building Dept. as to the entire building for the proposed new use, and for filing appeal with this Board if necessary, after such examination of plans and decision of the borough superintendent. The premises were inspected by a committee of the Board and the street floor was found occupied for factory use. The applicant stated that the premises were situated on the southwest corner, where actually it is on the northeast corner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

620-48-A

APPLICANT—Irving S. Hannes, for 38-42 Renwick Street Realty Corp., owner (United Paste and Glue Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—40-42 Renwick street, east side, 75 ft. south of Spring street (1st, 2nd, 5th and 6th floors); (Block 594, Lot 72), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving S. Hannes.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

819-46-A

APPLICANT—American Overseas Airlines Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Bowery Bay, south side, North Beach Airport, LaGuardia Field (Block 926, Lot 1), Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

621-47-A

APPLICANT—Maurice G. Uslan, for Lillian M. Corridan, owner.

SUBJECT—Application reopened April 6, 1948—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—139 St. Johns avenue, northeast corner of Tompkins avenue (Block 2859, Lot 1), Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution without prejudice to reopening.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1058-38-A

APPLICANT—James Whitford, for Sidney Hirschfield, owner (Ray Flannagan, lessee).

SUBJECT—Application reopened November 23, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for further consideration and for applicant to file revised plans.

389-47-A

APPLICANT—LeRoy A. Perry, for Audentes, Inc., owner.
SUBJECT—Application reopened November 3, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 2 p.m. for applicant to file revised statement outlining proposed use of each floor.

528-47-A

APPLICANT—Emil G. Hantsche, Jr., for Emil G. Hantsche, Jr. and Estate of Walter S. Thomson, owners.
SUBJECT—Application reopened May 25, 1948—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft, east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles D. Wahn.

For Administration: Peter Maher, Fire Dep't.

ACTION OF BOARD—Laid over to January 11, 1949 at 2 p.m. at request of applicant.

767-48-A

APPLICANT—Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: A. H. Consumers Society, Inc.
SUBJECT—Revocation of Certificate of Occupancy issued in error—re N.B. 1055-29.

PREMISES AFFECTED—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: S. S. Meyers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 2 p.m. to await court decision.

898-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner (Atlantic Zinc Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by committee of Board.

930-48-A

APPLICANT—John Joseph Carroll, for Marie Antonello, owner (Gold Waste Materials Corporation, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to December 7, 1948 at 2 p.m. for inspection by committee of Board and further consideration.

ZONING APPLICATIONS

570-37-BZ

APPLICANT—Herman Kron, for New York Post Graduate School and Hospital, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the inclusion of parking and storage of more than five motor vehicles in an existing gasoline service station.

PREMISES AFFECTED—328-334 East 21st street, south side, 220 ft. west of 1st avenue (Block 926, Lots 50-53), Borough of Manhattan.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (570-37-BZ)

WHEREAS, this application under sections 21, 7c and 7h of the zoning resolution, to permit the use of a plot of ground, located within 200 feet of a hospital as a parking space for more than five motor vehicles, affecting premises 328-334 East 21st street, south side, 220 ft. west of First avenue (Block 926, Lots 50, 51, 52 and 53), Borough of Manhattan, was withdrawn on March 22, 1938, upon written request of the applicant; and

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the inclusion of parking and storage of more than five (5) motor vehicles in an existing gasoline service station, was granted by the Board July 27, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 27, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved and the work substantially completed, all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. 1850-47)."

66-38-BZ

APPLICANT—William Shary, for Board of Transportation, City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously

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granted on condition, under section 7h of the zoning resolution, permitting in a business use district (now local retail), for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—340-354 6th avenue, east side, from West 4th to Washington place, 151 West 4th street and 88-90 Washington place (Block 552, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William Shary and Samuel Goldenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (66-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 340-354 Sixth avenue, east side, from West 4th street to Washington place, 151 West 4th street and 88-90 Washington place (Block 552, Lot 1), Borough of Manhattan, was granted by the Board on November 9, 1938, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended October 22, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, on July 12, 1945, the use district was changed from business to local retail; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1948, as to Alt. Applic. 2065-48, reads:

"Premises are in use under a temporary C. of O. No. 32292—issued as per decision of Board of Standards and Appeals, in Cal. 66-38-BZ, terminating Oct. 22, 1948. To continue said use permission should be obtained from the Board, since the premises are located within a local retail district and the use requested is contrary to Article 2, Sect. 4, subd. 4B and 4C"

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 9, 1938 only in so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution to permit the parking and storage of more than five (5) motor vehicles, on condition . . . that other than as herein amended, the conditions of the resolution of November 9, 1938 shall be complied with; that a certificate of occupancy shall be obtained (Alt. Applic. 2065-48)."

845-41-BZ

APPLICANT—Max Horn, for Brooklyn Trust Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting partly in a business and partly in residence use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—14-07 Seagirt avenue and 121 Beach 14th street, southwest corner (Block 149, part of Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (845-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 14-07 Seagirt avenue and 121 Beach 14th street, southwest corner (Block 149, part of Lot 1), Far Rockaway, Borough of Queens, was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended on November 8, 1944 and November 26, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 14, 1942, as amended through November 26, 1946, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"Granted under section 7h for a term of two (2) years from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles, on condition . . . and that other than as herein amended the conditions of the resolution adopted July 14, 1942, as amended through November 26, 1946, shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 6777-41)."

585-42-BZ

APPLICANT—Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and also the erection and maintenance of a building to be used as a laundry and lubritorium.

PREMISES AFFECTED—4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan A. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (585-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection and maintenance of a building to be used as a laundry and lubritorium, affecting premises 4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond, was granted by the Board on October 9, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 25, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 9, 1945, only so far as it has reference to obtaining permits and

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completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 555-42)."

91-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Broz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realignment (minor repairs) building.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 6901, Lots 42 and 45), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (91-45-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning (minor repairs) building, affecting premises 61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 2673 (new 6901), Lots 42 and 45), Flushing, Borough of Queens, was granted by the Board on July 10, 1945, on certain conditions; and

WHEREAS, on September 25, 1945, the Board approved the plans submitted by the applicant; and

WHEREAS, on October 22, 1946 and November 5, 1947, time was extended to obtain permits and complete the work; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 10, 1945 as *amended* through November 5, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended*, this portion of the resolution shall read:

"... that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 26-45)."

96-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use, C area district, the extension of a woodworking fac-

tory occupying in excess of area permitted for a C area district and omitting required rear yard.

PREMISES AFFECTED—1552-1564 Bergen street, south side, 177 ft. west of Utica avenue (Block 1354, Lots 30, 33 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (96-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of a woodworking factory occupying in excess of the permitted area in a C area district and omitting required rear yard; affecting premises 1552-1564 Bergen street, south side, 177 ft. west of Utica avenue (Block 1354, Lots 30, 33 and 35), Borough of Brooklyn, was granted by the Board on July 24, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 24, 1946; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 24, 1945 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved by the borough superintendent, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; that meanwhile the existing shed, approximately 13 ft. by 20 ft. used as a sawdust collector on the site of the proposed building, may be continued but shall be removed before the proposed building is commenced, all as shown on revised plans marked 'Received November 10, 1948,' seven sheets (Alt. 278-45)."

191-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Carmine Vivolo, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, in a residence use, D area district, a restaurant, banquet hall, meeting room and occupancy by two families, using more than the permitted area.

PREMISES AFFECTED—8821-8829 26th avenue, south side, 210 ft. east of Harway avenue (Block 6897, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (191-46-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, for a term of two years, a restaurant, banquet hall, meeting room and

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two family dwelling, affecting premises 8821-8829 26th avenue, south side, 210 ft. east of Harway avenue (Block 6897, Lot 18), Borough of Brooklyn, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, an extension of time to complete the work, was granted June 10, 1947; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 17, 1946 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and an application has been made for a C.O., the term is hereby extended under section 7e for a term of two (2) years from the date of this *amended* resolution . . . that the requirements of the resolution of September 17, 1946 shall be complied with; that a certificate of occupancy shall be obtained (Alt. 323-46)."

343-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Etta Epstein, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—789 Flatbush avenue, east side, 40 ft. 6 in. south of Lenox road (Block 5083, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (343-46-BZ)

WHEREAS, this application, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of an existing building using more than the area permitted, affecting premises 789 Flatbush avenue, east side, 40 ft. 6 in. south of Lenox road (Block 5083, Lot 16), Borough of Brooklyn was granted by the Board on November 6, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 18, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 6, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant, plans have been approved and permits obtained, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 2639-46)."

454-46-BZ

APPLICANT—Kitzler and Nurick, for Castle Brothers, Inc., owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition, under sections 7b and 7e of the zoning resolution, permitting in a business and unrestricted use district, the display, sales and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—54-64 Woods place, west side, 33 ft. 9 in. north of Snyder avenue (Block 5107, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (454-46-BZ)

WHEREAS, this application under sections 7b and 7c of the zoning resolution, permitting in a business and unrestricted use district, the display, sales and storage of more than five motor vehicles, for a term of two (2) years, affecting premises 54-64 Woods place, west side, 33 ft. 9 in. north of Snyder avenue (Block 5107, Lot 24), Borough of Brooklyn, was granted by the Board on September 24, 1946, on certain conditions; and

WHEREAS, the resolution was amended December 10, 1946; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 24, 1946 as *amended* December 10, 1946 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"Granted under sections 7b and 7c for a term of two (2) years from the date of this *amended* resolution . . . and that other than as herein *amended*, the provisions of the resolution of September 24, 1946 as *amended* December 10, 1946 shall be complied with and that a certificate of occupancy shall be obtained (Alt. 2716-46)."

774-47-BZ

APPLICANT—Henry Nordheim, for Joseph Lettera, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection of a building to be used as a gasoline service station.

PREMISES AFFECTED—1273 Randall avenue and 549 Coster street, southwest corner (Block 2768-F, Lot 295), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (774-47-BZ)

WHEREAS, this application under sections 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline

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service station and office, affecting premises 1273 Randall avenue and 549 Coster street, southwest corner (Block 2768F, Lot 295), Borough of The Bronx, was granted by the Board April 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 27, 1948 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is well under way, all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. 1187-46)."

1057-47-BZ

APPLICANT—Lama and Proskauer, for May L. Linder, Harold F. Linder and Dorothy L. Silberberg, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition under sections 7e, 7f and 7i of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Commissioners Blum and Kleinert

and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (1057-47-BZ)

WHEREAS, this application under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto laundry, office and motor vehicle repair shop, affecting premises 755-771 Pennsylvania avenue and 1939-1949 Linden boulevard, northeast corner (Block 4323, Lot 40), Borough of Brooklyn, was granted by the Board June 29, 1948 on certain conditions; and

WHEREAS, the applicant submitted plans, for approval by the Board, in compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve plans marked "Received November 1, 1948" (5 sheets) as being in substantial compliance with the requirements of the resolution adopted June 29, 1948, on condition that all work shown and arrangement thereon shown, shall be maintained (N.B. 1604-47).

642-29-BZ

APPLICANT—Jack Fein, for Emanuel Levy, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—137-159 East 98th street and 2-14 Blake avenue, southeast corner (Block 3548, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Fein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to usual procedure as Vol. III.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

453-46-BZ

APPLICANT—Kitzler and Nurick, for Samuel Birnbaum, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the erection of a building accessory to and existing gasoline service station, and to be used as an auto laundry.

PREMISES AFFECTED—3437-3445 Fort Hamilton parkway and 2-12 Chester avenue, southeast corner (Block 5302, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on January 11, 1949 at 10 a.m., waiving all requirements except new decision of borough superintendent and two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

477-48-BZ

APPLICANT—Lama and Proskauer, for Elias G. Arab, owner.

SUBJECT—Application for consideration—reopening and restoration to Docket—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced (previously withdrawn without prejudice).

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on January 18, 1949 at 10 a.m. Notices to be sent by regular mail to those who appeared in objection at hearing of November 3, 1948 and those who filed objections.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

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MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

74-39-SA

APPLICANT—United States Asbestos, Division of Raybestos-Manhattan, Inc., owner.

SUBJECT—Raybestos Asbestos Closet Floor Flange Gaskets—approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

146-41-SM

APPLICANT—Emanuel M. Glick, for Armstrong Cork Company, Incorporated, owner.

SUBJECT—Armstrong's Waterproof Cement, No. 236, Armstrong's Waterproof Cement, No. 240, Armstrong's Waterproof Acoustic Cement, No. 314, Armstrong's Adhesive, No. 514, Armstrong's No. 160 Emulsion 5805, Armstrong's Asphalt Cement and Armstrong's Ashpalt Primer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

846-41-SA

APPLICANT—Gates Rubber Company, owner.

SUBJECT—Gates Flexo-Flo Nozzle Tube, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

847-41-SA

APPLICANT—Gates Rubber Company, owner.

SUBJECT—Gates Gasoline Curb Pump Hose, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

912-41-SM

APPLICANT—C. F. Church Manufacturing Company, owner.

SUBJECT—Church Toilet Seats, Models DeLuxe, Regal, Climax, Santi-Black (Rubber) and Mol-Tex (White Molded), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

[New Edition Now on Sale]

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$6 (\$6.15 by mail), single volumes each containing certain parts of the above described laws, \$1.50 (by mail \$1.60).

Checks for \$3 or more must be certified.

Pamphlets containing Amendments to the BUILDING LAWS (including the MULTIPLE DWELLING LAW), are now ON SALE at The City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7, at 25 cents each (by mail 30 cents).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.

Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to December 7, 1948

Cal. No. Dept. Premises Affected

1012-48-BZ—H.B.Q.—164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29 and 31), Flushing, Borough of Queens, Alt. 2506-48.

1013-48-BZ—H.B.Q.—97-05 to 97-11 64th avenue, north side, 46.01 ft. east of Queens boulevard (Block 2090, Lot 61), Rego Park, Borough of Queens, N.B. 6200-48.

1014-48-A—H.B.Q.—89-39 to 89-49 164th street, east side and 89-38 to 89-50 165th street, west side, 385.26 ft. south of 89th avenue (Block 9794, Lot 38), Jamaica, Borough of Queens, N.B. 4096-48.

1015-48-SM—Durisol Roof Plank, manufactured by Durisol, Inc., Material.

1016-48-A—H.B.Bx.—179 Bay street (Vickery lane), north side, 308.54 ft. east of City Island avenue (Block 5644, Lot 122), Borough of The Bronx, Amendment to Alt. 886-48.

1017-48-A—H.B.M.—227 Fulton street and 192-194 Greenwich street, northwest corner (ground floor); (Block 83, Lot 18), Borough of Manhattan, Amendment to Alt. 439-48.

1018-48-BZ—H.B.B.—2802 Brighton 3rd street, southwest corner of Banner avenue (Block 7260, Lots 48 and 50), Borough of Brooklyn, Alt. 4584-48.

1019-48-BZ—H.B.M.—48 Mangin street, northeast corner of Delancey street (Block 323, Lot 71), Borough of Manhattan, Amendment to Alt. 1480-48.

1020-48-A—F.D.—70 Park avenue, northwest corner of East 38th street (Block 868, Lots 36 and 37), Borough of Manhattan, Decision re 40705-LF.

1021-48-SA—Thermomatic Chill Chaser Gas Space Heater and Thermomatic Radial Flow Gas Space Heater, Appliance.

1022-48-A—H.B.M.—57 Division street and 3 Market street, southwest corner (Block 281, Lot 37), Borough of Manhattan, Alt. 932-48.

1023-48-SM—American Steel Door 1¾ inch Flush Steel Door and Frame, manufactured by American Steel Door Co., Material.

1024-48-A—H.B.B.—1214 Carroll street, south side, 275 ft. east of Nostrand avenue (2nd floor); (Block 1290, Lot 22), Borough of Brooklyn, Amendment to Alt. 4539-48.

1025-48-SA—Supercharger Carbonator, Model B, Appliance.

1026-48-SM—Drain-Master (trap for sinks, lavatories, tubs, etc.), manufactured by Telmor Products Corp., Material.

1027-48-A—H.B.Q.—112-81 Bedell street, northeast corner of Linden boulevard (1st floor); (Block 12178, Lot 207), Jamaica, Borough of Queens, Alt. 2990-48.

1028-48-BZ—H.B.M.—121-123 Sullivan street, east side, 59 ft. south of Prince street (Block 503, Lot 13), Borough of Manhattan, N.B. 214-48.

1029-48-A—H.B.Bx.—Blocks bounded by Waring avenue, Bronxwood avenue, Mace avenue and Williams-bridge road (Building 4, rear, 271.48 ft. east and 175 ft. south of intersection of Mace and Bronxwood avenues); (Block 4442, Lot 1), Borough of The Bronx (under section 36 General City Law re building not fronting on legal street), N.B. 825-48.

1030-48-A—H.B.M.—536-544 East 80th street, and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan, Alt. 193-48.

1031-48-SM—Dezio and Sons Concrete Building Block (rock face type), manufactured by Paul Dezio, Material.

1032-48-SA—Apex Wash-A-Matic (domestic automatic washing machine), Appliance.

Restored to Docket

1187-23-BZ—H.B.M.—523-527 East 80th street, north side, 223 ft. west of East End avenue (Block 1577, Lot 15), Borough of Manhattan, Alt. 1915-48.

876-46-BZ—H.B.M.—175-181 Avenue A and 439-441 East 11th street, northwest corner (Block 439, Lot 34), Borough of Manhattan, Alt. 1422-48.

587-46-BZ—H.B.Q.—118-23 to 118-33 Metropolitan avenue, north side, 143.64 ft. east of 83rd avenue (Block 3329, Lot 80), Richmond Hill, Borough of Queens, N.B. 2818-48.

588-46-A—H.B.Q.—118-23 to 118-33 Metropolitan avenue, north side, 143.64 ft. east of 83rd avenue (Block 3329, Lot 80), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), N.B. 2818-48.

515-23-BZ—H.B.B.—903-913 Knickerbocker avenue, southeast corner of Cooper street (Block 3443A, Lot 6), Borough of Brooklyn, Alt. 4238-48.

644-45-BZ—H.B.B.—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx, Alt. 924-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation

CALENDAR

RULES

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Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec. 24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct. 5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Sept. 14, 1948—Vol. 33, No. 37
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Paint, Varnish and Lacquer Spraying Rules	June 8, 1948—Vol. 33, No. 23
Platform Trucks, Specifications for	Nov. 24, 1936—Vol. 21, No. 47
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Oct. 26, 1948—Vol. 33, No. 43
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Refrigerating Systems, Extract A.C.	Oct. 26, 1948—Vol. 33, No. 43
Smoking in Factories, Rules for	Sept. 28, 1948—Vol. 33, No. 39
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Tank Trucks, Fuel Oil, etc.	Nov. 24, 1936—Vol. 21, No. 47
Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 14, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 14, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

489-38-BZ—Application of Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner), reopened September 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station; premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

550-48-BZ—Application, June 3, 1948, under sections 7c and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of West 17th Street Garage, Inc., owner, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive to include fifth to sixth floors; premises 214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

551-48-A—214-216 West 17th street, south side, 162 ft. west of 7th avenue (5th and 6th floors); (Block 766, Lot 53), Borough of Manhattan.

1178-40-BZ—Application of Herman Kron and Jerome Voletzky, applicants, on behalf of Trustee of Columbia University, owner (Jacob Goldstein, lessee), reopened September 21, 1948, under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board); premises 309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

1377-22-BZ—Application of Carroll Blake, applicant, on behalf of Louis Jentz, Jr. and Mabel Jentz Brennan, owners, reopened July 7, 1948, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board); premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

524-48-A—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

1437-39-BZ—Application of Louis B. Siegel, applicant, on behalf of Max Schuman, owner, reopened and restored to the calendar November 16, 1948, Application, under section 7h of the zoning resolution, to permit in a residence and retail use district, the sale and display of used cars (previously granted by the Board for extension of gasoline service station which was never built); (reopened and withdrawn re parking and storage of more than five motor vehicles); premises 179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

788-46-BZ—Application, October 17, 1946, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Alex Beck, lessee), to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, for a period of five years; premises 1955 Webster avenue, west side, 40 ft. south of East 178th street and 360 East 178th street, south side, 21 ft. west of Webster avenue (Block 2815, part of Lot 1), Borough of The Bronx.

CALENDAR

100-48-BZ—Application, January 23, 1948, under section 7i of the zoning resolution, of Imre Chairman, applicant, on behalf of John H. Bush, owner (Henry Bellman, lessee), to permit in a business use district, the maintenance of an existing building as a motor vehicle repair shop, for a period of five years; premises 1878 (displayed) Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx.

766-48-BZ—Application, September 1, 1948, under sections 7c, 7i, 7A and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Crew Levick Corp., owner (Cities Service Oil Co., lessee), to permit in a business use district, the alteration and reconstruction of existing gasoline service station to include retail sales, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; premises 6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

809-48-BZ—Application, September 13, 1948, under sections 7e and 21 of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Emmy Hegemann, owner, to permit in a residence and local retail use district, the use of frame building as a factory; premises 185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

821-48-BZ—Application, September 15, 1948, under sections 7e, 7f and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Julia Homelsky, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; premises 81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38, 42 and 47), Elmhurst, Borough of Queens.

841-48-BZ—Application, September 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee), to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor; premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

890-48-BZ—Application, September 27, 1948, under sections 7c and 21 of the zoning resolution, of Edward J. Hurley, applicant, on behalf of Johnad Realty Corp., owner (John A. Dursi, Inc., lessee), to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted; premises 630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

909-48-BZ—Application, October 19, 1948, under sections 7f and 21 of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of William J. Rogers, owner

(Pelham Park Boat service, lessee), to permit in a business use district, the installation of three 2,000 gallon tanks to be used for marine white gasoline and diesel oil, to be used in conjunction with existing boat works; 1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of Lot 32), Eastchester Bay, Borough of The Bronx.

937-48-BZ—Application, October 22, 1948, under section 7c of the zoning resolution, of Charles J. Stidolph, applicant, on behalf of Evergreen Cemetery, owner, to permit in a residence use district, the extension to existing administrative offices; premises 1617-1661 Bushwick avenue, northwest corner of Highland boulevard (Block 3475, Lot 1), Borough of Brooklyn.

942-48-BZ—Application, November 1, 1948, under section 7A of the zoning resolution, of Charles N. and Selig Whinston, applicants, on behalf of 733 Columbus Avenue Corp., owner, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection; premises 70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

378-48-A—5121 2nd avenue, east side, 20 ft. north of 52nd street (ground floor); (Block 792, Lot 2), Borough of Brooklyn.

875-48-A—53-63 Park Row, east side, 10 ft. north of Frankfort street, entire block bounded by Brooklyn Bridge Ramp, north side and William street, south side (14th floor); (Block 121, Lots 30 to 34), Borough of Manhattan.

1344-39-A—319-329 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn (reopened November 16, 1948).

786-48-SM—Fox-Made Wood Fire Door Assembly.

965-48-SA—AMC and Wizard Automatic Clothes Washing Machine.

790-48-SM—Crocker Fire Prevention Corp. Hose Outlet Valve, 1½ inch and 2½ inch.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 14, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 14, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

389-47-A—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan (reopened November 3, 1948; previously granted on condition).

1006-48-A—30-36 Sutton place south and 439-443 East 55th street, northwest corner (Block 1376, part of Lot 6), Borough of Manhattan.

1024-48-A—1214 Carroll street, south side, 275 ft. east of Nostrand avenue (2nd floor); (Block 1290, Lot 22), Borough of Brooklyn.

827-46-A—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets

CALENDAR

(Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens (reopened November 9, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 21, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

184-44-BZ—Application of Kaye, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

272-22-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened November 23, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change of occupancy from machine shop to motor vehicle repair shop and paint room of an existing building (site previously granted by the Board as a public garage and a gasoline service station); premises 46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (entire property known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

708-45-BZ—Application of Paul Friedman, applicant, on behalf of Mutual Life Insurance Co. of New York and Sears, Roebuck and Co., owners (Sears, Roebuck and Co., lessee), reopened September 14, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board); premises 2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue, and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

736-45-BZ—Application of J. G. L. Molloy and Henry George Greene, applicants, on behalf of The Rector, Churchwardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened November 9, 1948, under sections 7e, 7i and 7j of the zoning resolution, to permit in a busi-

ness use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station and motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles); premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

45-48-BZ—Application, January 2, 1948, under section 21 of the zoning resolution, of Louis Lieberman, applicant, on behalf of Nicolo Alba, owner, to permit in a business use, C area district, the extension to existing building using more than the area permitted; premises 5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

46-48-A—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed, under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

762-48-BZ—Application, August 25, 1948, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, accessory sales and office; premises 223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens.

959-48-A—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

813-48-BZ—Application, August 31, 1948, under section 21 of the zoning resolution, of James C. Mackenzie, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection of more than one building on a lot; premises Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side (Sheepshead Bay Houses); (Block 7405, Lot 1001, Block 7406, Lot 1, Block 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn.

814-48-A—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side, (Sheepshead Bay Houses); (Block 7405, Lot 1001, Blocks 7406 and 7407, Lots, 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal streets).

844-48-BZ—Application, September 22, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1-9 Neptune Avenue Holding Corp., owner, to permit in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five motor vehicles and gasoline service station; premises 1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.

CALENDAR

853-48-BZ—Application, September 17, 1948, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Benjamin Siegel, owner, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and as a wet wash laundry; premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

866-48-BZ—Application, September 29, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guistino Barone, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

921-48-BZ—Application, October 13, 1948, under section 21 of the zoning resolution, of Shreve, Lamb and Harmon Associates, applicants, on behalf of The Mutual Life Insurance Company of New York, owner, to permit in a retail and business use, B area and Class 2 height district, the erection and maintenance of a building to exceed allowable height without the required setbacks; premises 1730-1750 Broadway, east side, from West 55th to 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan.

928-48-BZ—Application, October 15, 1948, under sections 7c, 7h and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of L. J. D. Realty Corp., owner, to permit in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building using more than the area permitted in the D area portion of lot; and without the required setbacks in the E-1 portion of the lot; to be used as store, sale and oil changing, tire changing, battery replacing and the parking of more than five motor vehicles for patrons and employees; premises 248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

947-48-BZ—Application, November 5, 1948, under section 7c of the zoning resolution, of Frederick W. Degenhart, applicant, on behalf of Sheffield Farms Co., Inc., owner, to permit in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading; premises 1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 30 and part of Lot 37), Borough of The Bronx.

449-40-SA—Reznor and Carrier Gas Heaters (reopened July 13, 1948, for amendment of resolution to include additional sizes and models).

1089-47-SM—Rezgard A (textile flame retardant, fugitive type).

189-48-SA—Kwik Kafe (hot coffee beverage dispenser).

705-48-SM—Utica Cast Stone Steps.

738-48-SM—Bovastone Precast Concrete Steps.

76-47-SM—Ceco Metal Lath.

407-48-SM—Lelite General Purpose Lightweight Aggregate.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 21, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

454-32-A—22-28 East 16th street (Buckingham road), west side, 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn (reopened and restored to calendar February 25, 1948; previously withdrawn).

904-48-A—796 Manhattan avenue, east side, 125 ft. south of Calver street (Block 2597, Lot 9), Borough of Brooklyn.

906-48-A—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1949, at 2 o'clock in Room*

CALENDAR

1013, Municipal Building, Manhattan, on the following matters:

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

1005-48-A—18 3rd Court, west side, 160 ft. south of Oceanview avenue (Block 6394, Lot 9), Annadale Beach Park, Borough of Richmond (under section 36, General City Law re building not fronting on legal street).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 18, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubratorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7i of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colm, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Wallett, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 1, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 7, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 30, 1948, were approved as printed in the Bulletin of December 7, 1948, Vol. 33, No. 49.

ZONING APPLICATIONS

1377-22-BZ

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Application reopened July 7, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board.)

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Mabel J. Brennan.

For Opposition: Rose Frey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for applicant to file revised plans.

1178-40-BZ

APPLICANT—Herman Kron and Jerome Voletsky, for Trustees of Columbia University, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under Sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Jerome Voletsky and Jacob Goldstein.

For Opposition: Jesse Haas and Robert F. Nolan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. for decision without further argument; applicant to furnish proper photographs showing the existing conditions.

184-44-BZ

APPLICANT—Kaye, Scholer, Fierman and Hays, for Theatre Guild Inc., lessee; Robert L. Rothfeld (one of the trustees under will of Bettie Rothfeld), owner.

SUBJECT—Application reopened November 16, 1948, for consideration as to extension of term of variance—Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a resi-

dence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Aslan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 10 a.m. at the request of the applicant.

232-48-BZ

APPLICANT—Rudolph C. P. Boehler, for Glauber, Inc., owner (G. E. Walter & Sons, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 1-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolph C. P. Boehler and Richard W. Walter.

For Opposition: Philip Schuster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application laid over; to be heard with Cal. 1030-48-A.

346-47-BZ

APPLICANT—Samuel Rosenblum, for Riviera Hotel Inc., owner.

SUBJECT—Application reopened September 28, 1948—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop).

PREMISES AFFECTED—792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: David Leavenworth, Donald Keen and James H. Burns.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection and decision without further argument.

448-48-BZ

APPLICANT—Henry Nordheim, for Rosina S. Maute, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from clubhouse to factory.

MINUTES

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Edward Maute.

For Opposition: Martin J. Scheiman and Helen M. Rockasch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by Committee of Board and decision without further argument.

567-48-BZ

APPLICANT—Raymond Irrera, for Vincent D. Luongo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop.

PREMISES AFFECTED—6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent D. Luongo and Mrs. A. Powell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m. applicant to file revised plans.

673-48-BZ

APPLICANT—Arthur Paul Hess, for Harry Imre Kohn, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the extension to existing building without the required rear yard.

PREMISES AFFECTED—13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Imre Kohn.

For Opposition: Ernst L. Franz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

706-48-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office.

PREMISES AFFECTED—153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Alfred G. Vollmar.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by a committee of the Board for decision without further argument.

707-48-BZ

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 10 a.m. at the request of the Board for decision.

727-48-BZ

APPLICANT—Lama and Proskauer, for 1269 Atlantic Avenue Realty Co. owner (Timely Service, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking department, silk screen process, papier mache department, shipping and receiving in conjunction with manufacture of advertising displays.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m. for further consideration after the applicant has attempted to arrange with adjoining owner for exit privilege across the premises to Herkimer street.

755-48-BZ

APPLICANT—Lama and Proskauer, for Nyled Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted.

PREMISES AFFECTED—312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m. for further consideration as to existing store tenants.

MINUTES

773-48-BZ

APPLICANT—Lama and Proskauer, for Nicholas R. Imperiale, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas R. Imperiale.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. at the request of the Board for inspection and decision.

794-48-BZ

APPLICANT—Lama and Proskauer, for Spofford Holding Corp., owner (Blue Hour Restaurant Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use.

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony Luccaro.

For Opposition: Daniel D. Wolheim, H. H. Wolgel, Louis M. Fribourg, George Way, Henry W. Halding, E. R. Turitto, Margaret Flood, Emma McGuire and others.

For Administration: Samuel L. Becker and Morris Hannes, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

798-48-BZ

APPLICANT—Lama and Proskauer, for George Knight, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Harold Knight and John Knight.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection and decision without further argument.

883-48-BZ

APPLICANT—Joseph B. Lynch, for Engeldrum Service Station Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop.

PREMISES AFFECTED—3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch and Philip J. Engeldrum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

961-48-BZ

APPLICANT—Gerard C. Henigin, for Lena Maria Rasch, owner (Oliver D. Wallett, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years.

PREMISES AFFECTED—447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gerard C. Henigin and Oliver D. Wallett.

For Opposition: Ernest Nash, Nathan C. Goldstein, Leah Appleman, Louise DeOliveira, Mary Foy, Ruth Seydel, Julia Naeder and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for inspection by a committee of the Board and for decision without further argument.

30-48-BZ

APPLICANT—Lama and Proskauer, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under Sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

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512-48-BZ

APPLICANT—Lama and Proskauer, for Sophie Zipkin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and J. P. Smith, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (512-48-BZ)

WHEREAS, Lama and Proskauer for Sophie Zipkin, owner, filed May 14, 1948, an application under sections 7e and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrance beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted, affecting premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on July 20, 1948, after due notice by publication in the Bulletin, and laid over from time to time, and last laid over to December 7, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Linden boulevard is in residence and restricted retail use, E area and class ½ height districts, and the site is in a restricted retail use, E area and class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1948, as to N.B. Applic. 1454-48, reads:

"1. The erection of a gasoline service station, lubritorium, car washing, minor repair, parking and storage of more than five motor vehicles is contrary to Art. II, Sec. 4-B of the zone law in a restricted retail use district.

"2. Entrances and exits to property from Linden boulevard beyond a distance of 25 ft. from Van Wyck boulevard is contrary to Art. II, Sec. 7-A of the zone law.

"3. The erection of advertising signs facing Van Wyck expressway is contrary to Art. V, Sec. 21-B of the zone law."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 89.17 ft. in depth, presently vacant (sign boards on site to be removed); that it is proposed to erect a building 49 ft. front by 29 ft. 8 in. in depth, one story, 14 ft. in height, of class 3 construction, to be used as a gas station, accessory store, lubritorium, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant contends that in order to protect

and safeguard the adjoining properties a 5 ft. wide planted and landscaped area adjoining fences will be maintained; that this new gasoline service station is proposed because of the fact that Van Wyck boulevard is being widened to become Van Wyck expressway and this widening will eliminate the present gasoline service station across the street on the southeast corner of Van Wyck boulevard and Linden boulevard which is owned and operated by the Socony Vacuum Oil Company who desire to reestablish themselves to serve the community, wherein they have been operating for many years; that this is the only service station in the immediate area and its reestablishment is a necessity; that Linden boulevard is a main auto highway leading east and west across Long Island; that Van Wyck expressway is now being widened and is a main auto express highway leading north and south across Long Island and also is the main auto highway leading to the new Idlewild airport which will handle a great percentage of the auto traffic to this airport and the proposed gas station and its conjunctive uses are a required service for this highway; that within the area in Block 11639, Lots 25 and 32 are developed with one story garages which are non-conforming uses in this zone; that the signs indicated on the face of the building and the sign posts are a necessary part of the gasoline station and will be maintained with the lettering as shown; that all the signs and lettering indicate a service and a commodity for sale on the premises; that although Linden boulevard is zoned as residential 100 ft. west of Van Wyck expressway, it is an important and main auto highway and curb cuts and entrances to proposed gasoline station will in no way affect the community and are required for the proper conducting of the station and for the service of Linden boulevard traffic; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7e, 7i and 7A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby it *granted* under sections 7e and 7A thereof, for a term of ten (10) years, to permit the premises to be occupied as a gasoline service station and accessory uses of lubrication, car washing and minor repairs under section 7i with hand tools only, substantially as proposed and as indicated on plans filed with this application marked "Received November 8, 1948," six sheets, and revised landscaping plan marked "Received November 18, 1948," one sheet, and advertising signs as shown thereon, *on condition* that the plot shall be leveled substantially to the grade of Linden boulevard and the service road of Van Wyck boulevard; that the accessory buildings, planting and other arrangement shall be constructed and maintained in accordance with the above referred to plans; that the accessory building shall comply with the requirements of the building code; that the heater room shall be separated from the balance of the building by fireproof construction except that the ceiling may be fire-retarded; that such room shall be entered only from the exterior; that the design and materials for construction shall be as proposed and as shown; that pumps erected shall be of the parkway type as proposed and located back from the building line of the Van Wyck service road and Linden boulevard as proposed and as shown and not nearer to the street building line than 10 ft.; that the concrete curbing at the intersection within the building line shall be maintained as proposed and as shown; that curb cuts shall be restricted to four, two to Van Wyck expressway service road and two to Linden boulevard, located as shown and of the width of 30 ft. each; that walls shall be maintained around the interior lot lines as proposed and shown consisting of a masonry wall properly coped not less than 4 ft. in height with a steel picket fence not less than 2 ft. in height to a total height of 6 ft. except that such fence may be reduced to a height of 4 ft. within 10 ft. of the building lines; that signs shall

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be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that all curbing for the protection of planting shall be installed and maintained; that sidewalks and curbs shall be constructed or repaired on the two street fronts to the satisfaction of the borough president; that such new curbing shall be installed on the lines as determined by the borough president; that parking of cars waiting to be serviced or having been serviced may be temporarily parked in open spaces on the plot; that such portable fire-fighting appliances shall be maintained within the accessory building as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

518-46-BZ

APPLICANT—Oscar I. Silverstone, for Alanfra Realty Corp., owner.

SUBJECT—Application reopened July 20, 1948—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling, to restaurant, cabaret and heretofore converted Class A multiple dwelling.

PREMISES AFFECTED—13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Oscar I. Silverstone, Alfred Sirna, M. B. Grosso and Anthony Sirna.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (518-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residential retail use, B area district, the erection of an extension to the front of an existing building, occupying more than the area permitted, affecting premises 13 East 55th street, north side, 167 ft. west of Madison avenue (Block 1291, Lot 10), Borough of Manhattan, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to complete the work was extended on July 22, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from restaurant and heretofore converted Class A multiple dwelling to restaurant, cabaret and heretofore converted Class A multiple dwelling; and

WHEREAS, this application was reopened on July 20, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on December 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Madison avenue is in a restricted retail use, B area and Class 2 height district; East 55th street is in restricted retail and retail use, B area and Class 1½ and 2 height districts; and the site is in a retail use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1948 as to Alt. Applic. 2492-47, reads:

"A1- Proposed change from restaurant to cabaret is contrary to Art. 2, Sec. 4B of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 22 ft. front by 100 ft. 5 in. in depth on which is located a building 22 ft. by 88 ft. in depth, 4 stories and mezzanine, 60 ft. in height, presently used as a restaurant and heretofore converted Class A multiple dwelling; and

WHEREAS, the applicant contends that the owner operates the business of a restaurant at this location and that this building was converted for restaurant use approximately thirty years ago; that in order to maintain a dining establishment of the highest calibre this building was converted 75% for restaurant use; that one complete floor, the second, was removed to obtain a dining room two stories high; that we now find conditions have changed in this immediate neighborhood; that for the past several years a great many new restaurants of all types have been opened near the subject premises, nearly all furnishing some sort of entertainment and therefore able to remain open after dinner; that this subject restaurant is forced to close immediately after the conclusion of dinner business, as it cannot compete with the others, being unable to provide entertainment; that with increased costs of food, labor and taxes it is impossible to continue operating only three hours for luncheon and three hours for dinner; that it is imperative to furnish the guests with entertainment so as to remain open later in the evening; that it is not requested to have a floor show or dancing, merely to have dinner music and performers similar to the type previously used; it is therefore asked that the permission had in the past be restored; and

WHEREAS, the Board found that no permit or license to maintain a cabaret had been issued; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit entertainment in connection with the restaurant use consisting of a piano or solovox and string music not exceeding a three piece ensemble as proposed and as indicated on plans filed with this application marked "Received July 14, 1948," three sheets, *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto and with the resolution as adopted by the Board on July 23, 1946.

693-48-BZ

APPLICANT—Burke, Morrison and Green, for Victor Sinkkanen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop.

PREMISES AFFECTED—139-16 to 139-20 Queens boulevard, west side, 140 ft. south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Victor Sinkkanen.

For Opposition: Murray Seeman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (693-48-BZ)

WHEREAS, Burke, Morrison and Green, for Victor Sinkanen, owner, filed July 16, 1948, an application under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop, affecting premises 139-16 to 139-20 Queens boulevard, west side, 140 feet south of 87th avenue (Block 9625, Lot 13), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on November 9, 1948, after due notice by publication in the Bulletin, and laid over to December 7, 1948, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 87th avenue is in residence and business use, D area and Class 1 height districts; Queens boulevard and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1948, as to N.B. Applic. 3116-48, reads:

"1. The erection of motor vehicle repair shop in a business district is contrary to Art. V, Sect. 4a(29) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. front by 100 ft. in depth, presently vacant; that it is proposed to erect a building 60 ft. front by 55 ft. in depth, one story, 13 ft. in height of Class 1 construction with a face brick facade to be used as a motor vehicle repair shop; and

WHEREAS, the applicant contends that item 2 will be disposed of to the satisfaction of the Borough Superintendent; that there are two repair shops directly opposite site in Block 9626, lots 7 and 10, a 204 ft. auto laundry in Block 9645, lot 11 and gas stations in Block 9644, lots 27 and 29; that there is also a gas station in Block 9626, lot 55 and over 300 ft. of frontage of various used car lots on Queens Boulevard on the same block with the site; that because of the nature of the present development, the site is not readily adaptable to anything but an automotive use; that the owner now operates the Jamaica Auto Body Co. at 138-40 Queens Boulevard, about 600 ft. from subject site; that this building is of frame construction, a converted theatre and far from suitable in design or safety conditions for repair shop use; that this building is leased and he may be evicted at any time; that he has built up considerable trade and good will in this area and wishes to relocate near his present shop; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent dated June 28, 1948 as to N.B. Applic. 3116-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

698-48-BZ

APPLICANT—Lama and Proskauer, for Aaron Gold Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7i and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—150-40 Hillside avenue, south

side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (698-48-BZ)

WHEREAS, Lama and Proskauer for Aaron Gold Realty Corporation, owner, filed June 30, 1948, an application under Sections 7i, 7e and 21 of the zoning resolution, to permit in residence and business use, C area districts the erection and maintenance of a building to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office using more than the area permitted and without the required rear yard, affecting premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on November 9, 1948, after due notice by publication in the Bulletin, and laid over to December 7, 1948, for inspection and decision by the Board without further argument, and for applicant to file corrected plan; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a business use, C area and class 1½ height district; 153rd street and the site is in residence and business use, C area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1948, as to N.B. Applic. 2360-48, reads:

"1. Occupying more than 60% of area of lot in a "C" district contrary to Art. IV, Sec. 13, of zoning resolution.

"2. Use of premises which are partly in business use and partly in residential use district as auto showroom, servicing, and repairs, brake testing, offices and parts department (new and used cars) is contrary to Art. 2, Sec. 3, and Art. 2, Sect. 4a(29), of zoning resolution.

"3. Not providing a rear yard contrary to Art. IV, Sec. 13(a) and 17 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 173.70 ft. in depth, on which is located a 2½ story frame dwelling to be demolished; that the premises is being used for the sale and display of used cars for which Misc. Permit 92-44 was issued for 5 cars; that it is proposed to remove the frame building and the sale of cars and erect a building to cover the entire plot, one story, 14 ft. 4 in. and 18 ft. 6 in. in height, of class 1 construction, to be used as an auto showroom, motor vehicle repair shop, brake testing, parts department and office; and

WHEREAS, the applicant contends that this building will be used for the sale and display of new and used cars and the servicing of repairs of cars dealt in by the agency; that the building will contain a parts department, offices, locker rooms, lifts and brake testing; and

WHEREAS, certificate of occupancy Q30581-44 (M92-44) (Block 9697, Lot 28) permits sale and display of used cars, with not more than 5 cars on lot at any one time and confined to area 50 x 100 ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to

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area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7e, 7i and 21 thereof, to permit the construction and use of the building as proposed of class I construction and as indicated on plans filed with this application marked "Received June 30, 1948," two sheets, and revised plans marked "Received October 20, 1948," two sheets, *on condition* that any existing buildings and uses shall be removed; that the building shall be used as proposed as a sales agency and service station for Packard motor vehicles; that only cars dealt in by the agency shall be serviced or repaired on the premises; that the repairing shall be limited to work manually with hand tools and including other service such as greasing, lubrication, washing and wheel alignment; that the building shall be restricted in depth to the area zoned for business use; that the balance of the plot in the residence use district shall be left unbuilt upon; that there shall be a substantial woven wire or steel picket fence erected on a concrete base not less than 12" in height on the side and rear lot lines with no openings therein to adjoining premises; that the area of such open space shall be cement paved and properly drained; that a door at the rear of such area shall be provided with a width of not over 3 ft. 8 in.; that there shall be a fire escape stair to the roof; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be no windows or other openings in the side lot line or rear lot line other than as herein provided for; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

739-48-BZ

APPLICANT—Lama and Proskauer, for Estate of Hyman Arkway (Abraham Wolodarsky, Executor), owner (Corbin and Morrison, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of apartment on second floor to private telephone exchange.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (739-48-BZ)

WHEREAS, Lama and Proskauer for Estate of Hyman Arkway (Abraham Wolodarsky, Executor), owner, Corbin & Morrison, lessees, filed July 30, 1948, an application under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of apartment on 2nd floor to private telephone exchange, affecting premises 601 Crown street, north side, 305 ft. west of Troy avenue (Block 1412, Lot 61), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 16, 1948, after due notice by publication in the Bulletin; and laid over to November 23, 1948, then to December 7, 1948, for inspection and decision without further argument (the applicant stated that the apartment has been used for twelve (12) years for the private telephone exchange as now proposed; that this exchange

was installed without permit from the department of housing and buildings; and that no violation has been issued up to the time of filing this application); and

WHEREAS, the district maps accompanying the zoning resolution show that Troy avenue is in a business use, C area and class 1¼ height district; Crown street is in residence and business use, C area and class 1¼ height districts; and the site is in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1948, as to Alt. Applic. 2014-48, reads:

"1. The proposed use of a portion of the second floor of this building for a private phone exchange, a business use, located in a residence use district is contrary to zoning resolution, Art. 2, Sec. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. front by 127 ft. 9½ in. in depth, on which is located a four story multiple dwelling, 27 families; that it is proposed to maintain a private telephone exchange in an apartment on the 2nd floor—which was installed several years ago; that the telephone exchange has 4 switchboards in the living room and will employ four operators working at various times, giving 24-hour service to professional men, particularly doctors in the area; that the apartment will not be used for dwelling purposes; and

WHEREAS, the applicant contends that it is necessary for the exchange to be located within 1/10 mile distance of the New York Telephone Company as the cost to the subscriber is computed on a mileage basis; that the distance is calculated from the Telephone Company's central office to the private telephone exchange or from the subscriber's office to the private telephone exchange, whichever is closer; that this is a vital service to doctors, and to be practical the cost must be kept to a minimum; that no one has access to the exchange other than the operators employed; that there are no signs displayed on the outside of the apartment house and no noises emanate from the apartment; that within a 1/10 mile distance, there is no possible place to locate the proposed exchange in a business zone as the entire section is mainly restricted to a residence use and as the exchange is maintained 24 hours a day, it is desirable to locate where facilities for relaxing are available for the girl employees and these conditions can only be met in the apartment as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, to permit the continuance of the private telephone exchange within the apartment on the second floor as proposed and as indicated on plans filed with this application marked "Received July 30, 1948," two sheets, for a term of two (2) years from the date of this resolution, *on condition* that the switchboard servicing shall not be increased and the conditions shall be maintained substantially as at present; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

795-48-BZ

APPLICANT—Oswald Fischer, for Frederick Frachioni, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use, D area district, the extension of existing building and existing uses to include storage of more than five motor vehicles, display of motor vehicles, office, parts department, auto body repairs, paint shop and dis-

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play of auto parts, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer and Frederick Frachioni.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (795-48-BZ)

WHEREAS, Oswald Fischer for Frederick Frachioni, owner, filed September 3, 1948, an application under Sections 7c, 7i and 21 of the zoning resolution, to permit in business and residence use, D area districts the extension of existing building and existing uses to include storage of more than five motor vehicles, display of motor vehicles, office, parts department, auto body repairs, paint shop and display of auto parts, using more than the area permitted, and without the required rear yard, affecting premises 74-19 Northern boulevard, northwest corner of 75th street (Block 1170, Lot 38), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on December 7, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a business use, B area and Class 1½ height district; 75th street and the site are in residence and business use, B and D area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated August 26, 1948, as to Alt. Applic. 1627-48, reads:

"1. Use of premises as auto display, offices, parts department, auto service department, auto body repair and paint shop, and light parts display in a residence use district is contrary to Art. II, Section 3 of the zoning resolution."

2. Occupying more than 55% of lot at curb level in a 'D' area district is contrary to Art. IV, Par. 14 (c) of the zoning resolution.

3. Provide legal rear yard as required by Art. IV, P. 14(a)."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 268.99 ft. in depth, irregular, on which is located a building 50 ft. front by 208 ft. in depth, irregular, one story and mezzanine, 19 ft. in height, of Class 1 and 3 construction, presently used as new car sales and display room, offices, parts department and auto service garage for more than 5 motor vehicles; that it is proposed to extend the building on the plot (lot 38) and including the newly acquired portion of Lot 38 formerly part of lot 34, with a one story fireproof extension approximately 51 ft. front by 100 ft. in depth, 16 ft. 2 in. in height; and

WHEREAS, the applicant contends that it was originally intended that this building occupy the entire lot without a rear yard, which under the zoning resolution then in effect was permissible but due to difficulties in securing clear title at the time for the small triangular part of former lot 34, the existing building was shaped at the rear as shown on plans, and the remaining part of 38 used for storage of more than five motor vehicles and minor auto repairs, established under Misc. 1209-47, C.O. Q-44231; that both certificates were issued at a time when the site in question was unrestricted; that the zoning use was continuously 100 ft. business north of Northern boulevard and unrestricted beyond said business district; that the area district was continuously B, from 1916 to July 31, 1947, when the unrestricted part was changed to residence, and the B area district to

a D area for the portion beyond 100 ft. back from Northern boulevard; that the owner was recently successful to acquire clear title of the small triangle lot as stated above and had same reapportioned to lot 38; that since this proposed extension with an approximate 10 ft. rear yard, will not be detrimental to the block ventilation, since this plot in question is back to side of the adjacent property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under Sections 7c and 7i as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application under Section 7c, as to use, and Section 21 as to area, to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Received September 3, 1948," 6 sheets, and under Section 7i to permit the continuance of the repairing as now permitted for the balance of the building into the proposed new extension with rear yard shown on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in all other respects the requirements of the building zone resolution and all other laws, rules and regulations applicable to the building and occupancy shall be complied with; that there shall be no windows erected on the interior lot lines of the proposed extension; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

823-48-BZ

APPLICANT—Charles M. Spindler, for Sol Zankel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than is permitted.

PREMISES AFFECTED—219 Beach 144th street, west side, 80 ft. south of Neponsit avenue (Block 746, Lot 12), Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Sol Zankel.

For Opposition: E. Scholnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (823-48-BZ)

WHEREAS, Charles M. Spindler, for Sol Zankel, owner, filed September 16, 1948, an application under section 21 of the zoning resolution to permit in a residence use, G area district, the erection and maintenance of a garage accessory to dwelling, nearer to lot lines than permitted; affecting premises 219 Beach 144th street, west side, 80 feet south of Neponsit avenue, (Block 746, Lot 12), Neponsit, Borough of Queens; and

WHEREAS, a public hearing was held on November 3, 1948, after due notice by publication in the Bulletin, and laid over to November 30, 1948, then to December 7, 1948; and

WHEREAS, the district maps accompanying the zoning resolution show that Neponsit avenue, Beach 144th street and the site are in a residence use, G area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1948, as to N.B. Applic. 5971/47, reads:

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"1. The erection of a garage, accessory to dwelling on same lot, located within a Res. G district, within 5 ft. of side and rear lot lines is contrary to Art. 4, Section 16B of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 80 ft. front by 100.01 ft. in depth on which is located a 1½ story dwelling 54 ft. front by 41 ft. in depth (irregular) and an accessory garage 18 ft. by 22 ft. 1 story, 11 ft. in height, (average); that it is proposed to permit the garage to remain where it has been constructed, less than 5 ft. from the rear and side lot lines; and

WHEREAS, the applicant contends that immediately adjoining the site, to the north (on lot 6) is an existing garage 2 feet from the lot line and immediately to the west of the site (on lot 35) is a garage located 2 ft. 4 in. from the lot line; that in addition there are many other garages on this block which do not meet G area district requirements; that the area of the zone was changed from E to G on July 24, 1939; that since the surrounding garages are less than 5 feet from lot lines and since applicant's garage does not obstruct block ventilation, light or air and since the location was caused by a Departmental error of which the owner was unaware, it is requested that the garage be allowed to remain in its present location; and

WHEREAS, the residence and garage are being constructed under NB 5971/47; the garage is completed and the dwelling is near completion; plans filed for these buildings showed the garage location substantially as it now is, namely one foot off the side and rear lot lines; a foundation permit was issued for these buildings on December 2, 1947 and work commenced immediately thereafter; complete plans were thereafter approved on January 2, 1948 and Permit 146/48 was issued January 9, 1948 for the entire job; the garage was constructed in the location shown on the plans and it was only after the walls were up and the roof on that Violation 94/48 was issued for erecting a garage one foot from the lot lines in a G zone; this violation was a complete surprise to the owner, who had acted in good faith in reliance upon an approved plan; that the plot is designed for the owner's personal occupancy and he has invested a large sum in the construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, to permit the location of the garage accessory to the residence as indicated on plans filed with this application marked "Received September 16, 1948," three sheets, *on condition* that in all other respects, the premises and buildings thereon shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

861-48-BZ

APPLICANT—Karl Propper, for Oncrest Realities, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Karl Propper.

For Opposition: Michael Goldberg and Alfred Ekelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (861-48-BZ)

WHEREAS, Karl Propper for Oncrest Realities, Inc., owner, filed September 29, 1948, an application under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles for customers and patrons of Alexander's Department Store (no fee to be charged), affecting premises 2519-2525 Creston avenue, and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx; and

WHEREAS, a public hearing was held on November 9, 1948, after due notice by publication in the Bulletin, and laid over to December 7, 1948, for inspection and decision by the Board, and for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Creston avenue is in residence and retail 1 use, B area, class 1¼ height districts; East 191st street and the site are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated August 30, 1948 as to Alt. Applic. 704-48 reads:

"1. Proposed use of these premises which are in a Residence District, for the parking of Motor Vehicles, is contrary to Article 2, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 172.03 ft. frontage by 149.12 ft. in depth, irregular, presently vacant, on lot 36; with dwelling and garage on lot 26 to be demolished; that it is proposed to use the vacant property for the parking of more than five motor vehicles for patrons of Alexander's Department Store; and

WHEREAS, the applicant contends that this section is congested by traffic due to its accessibility from all directions and the concentration of retail business of which Alexander's Department Store may reasonably be termed the hub; that available parking space does not exist; that curbs are constantly and uninterruptedly occupied by parked cars; that the circulation of other cars seeking parking space tends to further congest the highways in the section around the site; that there is no convenience or facility for the parking of cars from early morning until late in the evening throughout the section and for many streets surrounding it in all directions; that this congestion is not due entirely to the location of Alexander's Department Store although it must be admitted that the number of vehicles brought to the section by its customers is considerable; that the present section involved is probably one of the most congested; that it is proposed to lay out a parking space with attractive trees, shrubbery around the perimeter to make the appearance aesthetic and attractive; that parking by no other persons than patrons of the store will be permitted; that taking into consideration the reasonable time for the transaction of business by a patron, the rotation of occupants of the parking area should fill the space several times a day with fresh vehicles; that it is not intended to operate the premises for profit but to limit the use thereof to its customers; and

WHEREAS, the applicant further contends that the application is made on behalf of Alexander's Department Store which will own the premises shortly and prior to the closing of title, at a time when the ownership is still in the Oncrest Realities, Inc., from whom an affidavit of ownership and authorization has been obtained, but the ultimate owner will

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be a corporation affiliated with the department store; that the site should not be improved by multi-family dwellings which would only increase an intensified local traffic inconvenience; that new tenants with additional automobiles are the result and experience of every new building opened for occupancy, and nothing but further congestion can accrue upon the construction of more apartment houses on the site in question; as to smaller or private dwellings, this is hardly the neighborhood any longer in which private dwellings would ever be constructed on the site; that there are no occupants, tenants or residents on either of the lots in question; that the only possible remedy to the heavy traffic congestion at or about Fordham road and the Grand Concourse is to create parking areas; that an official report entitled "Traffic in the Bronx" issued by the Borough President in September 1947 upon findings of Hon. Arthur V. Sheridan, Commissioner of Borough Works was published last October and presented to the Mayor and the public, which reads in part: "It is recognized, for example, that the proposals herein contained will require zoning, amendments or variances in the matter of garages and parking lots. Such must be strategically located regardless of existing zoning conditions. It is the opinion of this office that the type of garage and treatment contemplated would not be objectionable in a retail, retail or business district, and would not depreciate values in most residential districts"; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received September 29, 1948," two sheets, as amended by revised plan marked "Received November 19, 1948" *on condition* that the premises shall be occupied only for customers' cars of Alexander's Department Store; that such cars shall be of the pleasure car type only excluding all trucks; that all existing buildings and structures shall be removed; that the premises shall be leveled substantially to the grade of surrounding streets and shall be arranged as indicated on revised plan marked "Received November 19, 1948"; that the lot shall be covered with steam cinders or clean gravel and treated with a binder and properly rolled; that there shall be erected on the interior and street lot lines a masonry wall not less than 18 inches in height constructed of brick as proposed above which there shall be a steel picket fence not less than 4 ft. in height to a total height of not less than 5 ft. 6 in.; that inside such wall along 191st street and Creston Avenue there shall be a privet hedge not less than 6 ft. in height at the time of planting and maintained to that height; that other landscaping shall be maintained as indicated on such plan; that all such landscaping shall be protected with a concrete curb not less than 6" by 6" placed sufficiently far away from the landscaping in order to prevent cars from injuring the planting; that no signs shall be erected on the premises except that there may be a sign attached to the fence near the entrance and exits stating that these premises are used only for the patrons of Alexander's Department Store and for no others and that no fees are charged; that entrance and exit shall be restricted to two to Creston avenue only not exceeding 15 ft. in width each with curb cut opposite of similar width; that there shall be at all times during the time the premises are in use a uniformed attendant on the Creston avenue side for the guidance of cars entering or leaving the premises; that the premises shall be used only during the time Alexander's Department Store is open to business and when not in use gates in the fence at the openings shall be closed; that during the term of this variance, the premises shall be occupied for no other use except that there may be a building for an office and shelter for the attendant near the ingoing opening; that such building shall not exceed 100 sq. ft. in area and not over one story in

height and shall conform to the requirements of the building code; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

186-44-A

APPLICANT—Kaye, Scholer, Fierman and Hays, for Theatre Guild Inc., lessee; Robert L. Rothfeld (one of the trustees under will of Bettie Rothfeld), owner.

SUBJECT—Application reopened November 16, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Aslan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 10 a.m. at the request of applicant.

423-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, for Spofford Holding Corp., owner of premises (Blue Hour Restaurant Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 113166-45 re Alt. 3032-45.

PREMISES AFFECTED—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for decision after decision is rendered on Cal. 794-48-BZ.

524-48-A

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and Mabel Jentz Brennan, owners (Sam Zenner, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Mabel J. Brennan, For Opposition: Rose Frey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 10 a.m. pending action on Cal. 1377-22-BZ.

728-48-A

APPLICANT—Lama and Proskauer, for 1269 Atlantic Ave. Realty Corp., owner (Timely Service, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m. in connection with Cal. 727-48-BZ.

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799-48-A

APPLICANT—Lama and Proskauer, for George Knight, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Harold Knight and John Knight.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for decision without further argument, in connection with Cal. 798-48-BZ.

836-48-A

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 10 a.m. in connection with Cal. 707-48-BZ.

699-48-A

APPLICANT—Lama and Proskauer, for Aaron Gold Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-40 Hillside avenue, south side, 100 ft. west of 153rd street (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (699-48-A)

WHEREAS, Lama and Proskauer, for Aaron Gold Realty Corp., owner, filed June 30, 1948, an appeal from a decision of the borough superintendent affecting premises 150-40 Hillside avenue, south side, 100 ft. west of 153rd street, (Block 9697, Lots 28 and 31), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1948, as to N.B. Applic. 2360-48, reads:

"4. Provide exits to conform to 6.1.2.2.2. B.C."

and

WHEREAS, the applicant states that the building will be one story 14 ft. 4 in. and 18 ft. 6 in. in height, 100 ft. by 173.70 ft. in area, Class 1 construction, located on a lot 100 ft. by 173.70 ft. in area, in a business and residence use, C area, Class 1 $\frac{1}{2}$ height districts; to be used and occupied: Cellar, boilerroom; 1st floor, automobile showroom, servicing, repairs, brake testing, Parts Department offices, 10 persons; that the present lot is now used for sale and display of five motor vehicles and as a one-family dwelling; and

WHEREAS, the applicant contends that the proposed building will be fireproof, will have a small number of employees; that there are ample exits from both sides of the showroom leading to the Service Department and also from showroom direct to street; that in addition there are two large overhead doors at the front of the building; that the building will be only 173.30 ft. in depth so that it exceeds the 150 ft. depth prescribed by the Building Code by only 23.30 feet.

Resolved, that the decision of the borough superintendent dated June 28, 1948 as to N. B. Applic. 2360-48, Objection 4, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the exits shall be as shown and provided for on the plans as filed and resolution as adopted under Cal. 698-48-BZ this day; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as therein modified.

777-48-A

APPLICANT—Lama and Proskauer, for Brenner Sawdust Co., Inc., owner.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Ed. Brenner and Eugene Brenner.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (777-48-A)

WHEREAS, Lama and Proskauer, for Brenner Sawdust Company, Inc., owner, filed September 8, 1948, an appeal from an order and a decision of the fire commissioner, affecting premises 552-558 Stewart avenue and 2-18 Townsend street, southeast corner (Block 2801, Lot 5), Borough of Brooklyn; and

WHEREAS, Order 11143-LC, issued by the fire commissioner November 12, 1947, and referred to in a decision of the fire commissioner, dated August 13, 1948, reads:

"You are hereby notified that an inspection of the above premises used to store loose sawdust shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Install an approved sprinkler system in accordance with plans that have been approved by Department of Housing and Buildings. C19-149-c, Administrative Code."

and

WHEREAS, the decision of the fire commissioner dated August 13, 1948, reads:

The fire commissioner has considered Order No. 11143-LC requiring the installation of an automatic sprinkler system and has decided that in view of the occupancy of the building such a system must be installed."

and

WHEREAS, the applicant states that the building is 100 ft. by 131 ft. 1 $\frac{3}{4}$ in. in area, one story, 26 ft. average height; of Class 3 construction; erected before 1919; located in an unrestricted use, A area, Class 1 height district, and used and occupied since 1941 as follows: 1st floor, receiving, shipping, grading, grinding, bagging and storage of sawdust, 14 persons; that no change in use or occupancy is proposed; and

WHEREAS, the applicant states that the building has concrete block walls and a steel truss roof; that gable walls

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above plate level are of corrugated iron; that the capacity of the plant is 10 tons of loose sawdust and 60 tons of bagged sawdust; and

WHEREAS, the applicant contends that the average height of the roof is 26 ft.; that there are numerous windows assuring complete ventilation and mechanical safeguards and ducts required by the Labor Department will be complied with; that the building fronts on two streets and is on a large plot isolated from the buildings on adjoining lots; that the great bulk of the sawdust is in bags; that there are adequate exits; that there are thirty-three water pails throughout the plant, one five gallon hand pump and three safety fire extinguishers; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 11143-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises shall be maintained to the satisfaction of the fire commissioner; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the building shall not be increased in height or area; that this variance shall be subject to review in the event any buildings are erected in the immediate area nearer to the building than as shown on plans filed with this appeal marked "Received September 8, 1948," 2 sheets.

Adjourned 1:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1058-38-A

APPLICANT—James Whitford, for Sidney Hirschfield, owner (Ray Flannagan, lessee).

SUBJECT—Application reopened November 23, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1058-38-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 23-25 Sand street, north side, 241.17 ft. east of Bay street and 24 Wave street (Block 489, Lot 19), Stapleton, Borough of Richmond, was granted on November 29, 1938, on certain conditions; and

WHEREAS, the resolution was amended on July 25, 1944 and July 25, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution, based on a new decision of the borough superintendent; and

WHEREAS, this appeal was reopened on November 23, 1948 and set for hearing on November 30, 1948; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1948, as to Alt. Applic. 448-48, reads:

"1. The proposed change in occupancy from a skating rink and storage non-fireproof building to a boxing arena seating 1010 persons and storage (10 persons) is not permitted, as the area exceeds the tabular area of 5000 sq. ft. for a class 3 building. Adm. Code C26-254.0)." and

WHEREAS, the applicant states the building is one and two stories (30 ft.) in height, 58 ft. 2 in. and 65 ft. 4 in. by 150 ft. in area, of Class 3 construction; erected 1924; located in an unrestricted use, A area, Class 1½ height district and used and occupied since 1946—1st floor, boiler room, toilets and roller skating rink, 350 persons; 2nd floor, storage of incombustible materials, 10 persons, proposed to be used and occupied—cellar, boiler room, toilets, boxing and wrestling arena, 1010 persons; 2nd floor, storage of incombustible materials, 10 persons; that the building is provided with one 5 ft. wide wood stairs enclosed in terra cotta with fire retarded soffits and equipped with fireproof self-closing doors; that the stairs lead directly to the street and a ladder and scuttle to the roof is provided; and

WHEREAS, the applicant contends that it is proposed to change the use of the building from its present classification as a skating rink with an occupancy of 350 persons, to a boxing and wrestling arena with an occupancy of 1010 persons; that no structural changes are contemplated, but a boxing ring will be constructed of frame and standard wood bleacher seats installed on wood frame work, as indicated on plans filed with this appeal; that there will be three rows of portable wooden chairs surrounding the ring, all arranged for minimum aisle widths of 3 ft. with cross-overs of 5 ft. minimum width; that the building was erected in 1924 as a garage and repair shop and under Alt. 860-34 its use was permitted to be changed to boxing shows and public exhibitions on the ground floor for 1516 persons; that Certificate of Occupancy 252-34 was issued; that Alt. 1286-38 was filed to permit roller skating rink for 200 persons, which use was permitted by the Board under Certificate of Occupancy 1143, issued for this change; that under Alt. 48-44, with Certificate of Occupancy 4565, the use of the building was changed to servicemen's center for 1000 persons on the ground floor and a men's club on the 2nd floor with an occupancy of 74 persons; that B.N. 1298-46 and Certificate of Occupancy 5390-47, permitted the change to a roller skating rink for 200 persons and this occupancy was increased to 350 persons under B.N. 118-48, and Certificate of Occupancy 5806-48, and public assembly Applic. 427-48; that the proposed lessee is a sports promoter in the Borough of Richmond and after making intensive survey for space adequate to accommodate boxing and wrestling bouts, found the premises in question to be the only one available there for such use; that he has been forced to give up the use of Thompson Stadium, Stapleton, which is being demolished to make way for a public school; that it would be a hardship to be compelled to operate the premises for boxing and wrestling bouts with an occupancy of less than 1000 persons, as such use would not be economically feasible; that inasmuch as the exit facilities from the ground floor level on two streets were adequate for the former permitted occupancy of 1000 persons, it is requested that the Board permit the proposed use and occupancy for 1010 persons in order to alleviate the hardship on the owner and lessee.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 25, 1944 as amended by resolution of July 25, 1947 by adding thereto.

"that in the event the owner desires to occupy the building as a boxing and wrestling arena with an occupancy of 1010 persons as proposed and as passed upon by the borough superintendent under Alt. 448-48, Objection 1, dated November 5, 1948, and as proposed and as indicated on revised plans marked "Received December 6, 1948," two sheets, such change of use may be permitted, provided the exits are widened as indi-

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cated on such revised plans; that the building shall not be increased in height or area; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the 2nd floor over a portion of the building shall be used only for the storage of incombustible materials pertinent to the building, to the satisfaction of the fire commissioner; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

298-47-A

APPLICANT—Lama and Proskauer, for Edgar Realty Corp., owner.

SUBJECT—Application reopened March 30, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—347 Lorimer street and 48-50 Meserole street, southwest corner (Block 3049, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (298-47-A)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 347 Lorimer street and 48-50 Meserole street, southwest corner (Block 3049, Lot 29), Borough of Brooklyn, was granted by the Board on April 29, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution, based on a decision of the borough superintendent; and

WHEREAS, this appeal was reopened by the Board on March 30, 1948, subject to usual procedure; and

WHEREAS, on April 29, 1947, the Board modified an order and decision of the fire commissioner requiring the installation of an approved wet automatic sprinkler system throughout the building, on condition that the doors to the primary means of exit enclosed within brick walls be made to conform with the requirements therefor; that the doors to the fire escape be made to conform; that a gooseneck ladder be installed from the top balcony of the fire escape to the roof; that the cellar be left vacant; that the occupancy throughout the building be maintained to the satisfaction of the fire commissioner and that no occupancy deemed more hazardous than the then existing occupancy be permitted; that in all other respects, the building and occupancy comply with all laws, rules and regulations applicable thereto and the fire alarm system be maintained to the satisfaction of the fire commissioner; that a new certificate of occupancy be obtained and that the building be not increased in height or area; and

WHEREAS, the applicant now requests the Board to consider a decision of the borough superintendent dated March 11, 1948, as to Alt. Applic. 2296-47, which decision reads as follows:

"3. Proposed use of cellar for factory work is contrary to Bd. of S. & A. resolution Cal. 298-47-A, Bul. 18, Vol. 32."

and

WHEREAS, the applicant states that it is now proposed to use the cellar for manufacturing aluminum shaped products from stock aluminum; that only one female and seven males will be employed in the cellar and requests modification of the resolution adopted by the Board on April 29, 1947, to permit such cellar use and occupancy as indicated on plans filed with this application marked "Received February 6, 1948," four sheets.

Resolved, that the Board of Standards and Appeals does

hereby amend the resolution of April 29, 1947, by adding thereto:

"that in the event the owner desires to occupy the cellar (basement) for factory work as passed upon by the borough superintendent under Alt. Applic. 2296-47, Objection 3, such use may be permitted as proposed and as shown on revised plans marked "Received February 6, 1948," four sheets, on condition that the means of exit from such cellar or basement shall be maintained as shown on such plan, including the exit beyond the building line through the areaway to street, but only so long as the areaway is permitted by the borough president to remain open as shown on such plan; that the boiler room and coal bin shall be separated from the balance of the cellar by fireproof partitions and that all doors to the boiler room shall be fireproof and self-closing; that all doors shall swing in the direction of exit; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as herein modified and as modified by resolution as originally adopted on April 29, 1947."

657-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—South side of West 120th street, 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Archie J. Doolittle and Walter H. Weiskopf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (657-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed July 8, 1948, an appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Mechanical Engineering Laboratory), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 85-47, dated October 19, 1948, reads:

"1. Use of Class 5 metal building for public use as a school is contrary to Sec. 4.2.1 B.C.

8. Celotex insulating board use and application should conform to Rule 3.4 of Fibre Board Rules of Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is one story and mezzanine (27 ft.) in height; 260 ft. 4 in. by 41 ft. 2 1/4 in. in area, of class 5 construction, located in a residence and business use, B area, class 1 1/2 height district; erected 1947 and used and occupied, 1st floor, laboratories, toilets and lockers, 40 persons; mezzanine, office, 20 persons; and

WHEREAS, the applicant states that the structure is a pre-fabricated Stran steel quonset hut furnished by the U. S. Government and consists of 16 gauge arch ribs, 24 in. on centers, covered on the exterior with 26 gauge corrugated iron sheet and on the interior with half inch thick celotex insulating boards; that the concrete foundations extend 4 ft. below grade and the floor is a 6 in. concrete slab; that the structure has an area of 10,750 sq. ft. and is used as mechanical engineering laboratory with an occu-

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pancy of 6 persons with a small mezzanine area at center used for office; that the building although used as a place of instruction, is similar to a commercial structure, which is permitted to be of class 5 construction; and

WHEREAS, the applicant contends that fire protection is provided by six 15-lb. CO₂ extinguishers, 3 soda acid extinguishers and two ¾ in. hose outlets; that the insulating board finish on the interior is ½ in. thick celotex, applied over a layer of aluminum foil insulation nailed to the arch ribs and 2 in. by 4 in. wood nailers, 2 ft. on centers, cut in between the arch ribs; that the celotex was used as no other material was available; that the building is generally of approved type; that since the war, the university has been sorely pressed for space and has been using this temporary building to meet the emergency due to the Veterans Administration educational program and its use will be required for another five years; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 85-47, Objections 1 and 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received July 8, 1948," 3 sheets, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

658-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (658-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed July 8, 1948, an appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Administration Building), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 186-46, dated June 25, 1948, reads:

"1. The bottoms of all footings should be carried at least 4 ft. below grade.

2. Stresses used for design of structure are excessive and contrary to Sec. C26-366, Bldg. Code."

and
WHEREAS, the applicant states the building is one story (14 ft.) in height; 258 ft. 8 in. by 62 ft. in area, of class 5 construction; erected 1946, and used and occupied for office space for Bursar and Veterans Administration, 100 persons; and

WHEREAS, the applicant states that the building is class 5 construction and has an area of 10,740 sq. ft., is provided with ample exit facilities, and has a standpipe connected to the university system; and

WHEREAS, the applicant contends that since the building was situated in the middle of the campus, that the concrete footings were set on top of the brick and marble pavement so as to avoid replacement of same when the structure was removed; that the brick pavement is 4 in. thick, laid on 2 in. bed of sand and rests on 6 in. of stone concrete; that the stresses in the roof members are 44,000 lbs. per sq. in. and stresses in floor members are 27,000 lbs. per sq. in.; that this type of structure was designed and used by the Army as barracks during the war and has stood up very well; that since the war, the university has been sorely pressed for space and has been using this temporary building to meet the emergency due to the Veterans Administration educational program and since its use will be necessary for another five years, it is requested that the Board permit its continuance for such a period; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 186-46, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received July 8, 1948," 4 sheets, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

659-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (659-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed July 8, 1948, an appeal from a decision of the borough superintendent, affecting premises, north side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1); (Temporary ROTC Storage Building), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 28, 1948, acting on N.B. Application 95-47, reads:

"1. (d. Repeat. Roofing to be an approved type of Board of Standards and Appeals.

2. Stresses used for design of structure are excessive and contrary to Section C26-366 Code."

and

WHEREAS, the applicant states the building is one story, (12 ft. 3 in.) in height, 88 ft. 6 in. by 20 ft. 6 in. in area, of class 5 construction; erected 1947 and used and occupied for the storage of books and clothing, 2 persons; and

WHEREAS, the applicant states that the building is a portable prefabricated steel angle frame insulated building furnished by the U. S. Government; that its component parts are angle shaped posts, angle shaped uprights and

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roof rafters covered on the exterior with metal panels and the interior with wallboard; that the building rests on concrete foundations 4 ft. below grade and floor is 4 in. concrete slab; that the building has an area of 1760 sq. ft. and is used as an ROTC storage building for storage of books and clothing with an occupancy of 2 persons; that the stresses and roof members are 44,000 lbs. sq. in.; that the roofing is an aluminum sheathing .0239 in thickness; that this type of structure was used by the Army as barracks and has stood up very well; and

WHEREAS, the applicant contends that since the war, the university has been sorely pressed for space and has been using this temporary building to meet the emergency due to the Veterans Administration Educational Program, and since it will be required for another five years, it is requested the Board grant permission for its continued maintenance; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 95-47, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received July 8, 1948," 2 sheets, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

780-48-A

APPLICANT—Petroleum Heat and Power Co., Inc., owner.

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (ground floor); (Block 2517, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry T. Hoesel and Carl W. Swanson.

For Administration: Charles Pekus, Dep't of Marine Aviation.

ACTION OF BOARD—Appeal withdrawn in view of the action by the Board this day in amending Cal. 386-29-A.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (780-48-A)

WHEREAS, Petroleum Heat and Power Co., Inc., owner, filed August 17, 1948, an application for variation of the provisions of the Administrative Code and a recommendation to the Commissioner of Marine and Aviation that a permit be issued for the construction of three 10,000 barrel oil storage tanks at premises 492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (Block 2517, Lot 14), Borough of Brooklyn; and

WHEREAS, the decision of the Commissioner of Marine and Aviation dated July 30, 1948, No. 32110, reads:

"On May 4, 1948 you applied for a permit to erect one 10,000 barrel above-ground oil tank at 498 Kingsland Avenue, Newtown Creek, Borough of Brooklyn.

"Your request is denied because it does not meet requirements of Chapter 19-50.0e of the Administrative Code.

"This Department has no objection to your appealing to the Board of Standards and Appeals for the recommendation in the matter."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 360 ft. on Kingsland avenue, 246.60 ft. and 237.28 ft. on Newtown Creek, used since 1927 as follows: two garages, 18 and 30 car spaces, one warehouse, boiler house, pump houses, foamite house, eight oil storage tanks, and proposed to be used without change except that the number of oil storage tanks will be increased to nine; that the occupancy of the premises is 25 persons; that the premises are equipped with a complete fire extinguishing system with ADT connection; and that regular monthly fire drills are maintained; and

WHEREAS, the applicant states that due to the critical fuel oil situation, it is proposed to erect an additional 10,000 barrel oil storage tank on the premises; and

WHEREAS, the applicant contends that in 1929 it filed an application for the construction of three 10,000 barrel tanks and a permit was issued for the construction of such three tanks; that, however, only two were constructed and consequently a permit for the third tank lapsed; it is therefore requested that the Board permit the approval of the construction of the proposed additional 10,000 barrel fuel oil tank at this time; and

WHEREAS, the following certificates of occupancy have been issued: No. 43569 affecting 490-518 Kingsland avenue, issued March 16, 1927, permitting the use of the premises as a garage for more than five cars for use and occupancy by the Petroleum Heat and Power Company; No. 73138 issued March 20, 1934, affecting 492-518 Kingsland avenue, permitting the use of the premises as a storage garage for more than five cars; No. 75682 issued May 8, 1935, permitting the use of wood piling for gasoline tanks which were the subject of a resolution adopted by the Board October 1, 1933 under Cal. 460-27-A; No. 78392 issued May 28, 1936 affecting 498-518 Kingsland avenue, permitting the use of the premises as office and garage for more than 5 cars; No. 80693 issued January 4, 1937 permitting the use of premises 498 Kingsland avenue for the storage of tank trucks in a corrugated asbestos building erected under permit 10644-36; and

WHEREAS, under Cal. 689-21-A, the Board on an appeal from a decision of the fire commissioner, Application 295-21, modified the fire commissioner's decision as to item 1, relative to the capacity of storage tanks, on condition that a wall of approved masonry be constructed 4 ft. higher than the tanks including the partition wall separating the tanks, with a battered wall at the return on each end at an angle not less than 45 degrees, finishing with a four foot return at the top, and that a catch basin with drain to empty at least 3 ft. below mean low water be installed; and as to item 2, granted insofar as it applies to the steam condensing line only, and as to item 3, on condition that a siamese connection be installed at the bulkhead and at the street front; and

WHEREAS, under Cal. 324-22-A, the Board denied an appeal from a decision of the fire commissioner, affecting these premises wherein the fire commissioner required a 12 in. concrete enclosure for fuel oil tank; that it was proposed to bury a two thousand gallon tank 5 ft. in diameter, 2 ft. 6 in. below the ground for the storage of fuel oil and to bury the tank without enclosing it in 12 in. concrete; and

WHEREAS, under Cal. 460-27-A, the Board on an appeal from a decision of the fire commissioner requiring the tanks to be buried 2 ft. below grade and encased in 12 in. of stone concrete, permitted the proposed ten 20,000 gallon gasoline storage tanks separated into two batteries of five tanks each separately encased in stone concrete to extend not less than 12 in. above the top of the tank and the ends and sides of the tanks to be racked at an angle of not less than 60 deg., etc. and the entire premises to be equipped with an approved liquid fire extinguishing medium, the controls and pumps to be enclosed in a fireproof structure located remote from the oil storage; and

WHEREAS, under Cal. 386-29-A the Board modified the decision of the fire commissioner relating to the requirement that oil storage tanks be buried 2 ft. below grade and that no tank exceed a capacity of 100,000 gallons and in

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this application it was proposed to install five cylindrical tanks, two of them located in the bed of the basin outside the existing property line; that modification was granted by the Board only in so far as it affected the installation of tanks within the existing property line, on condition that the tanks be enclosed with walls of reinforced stone concrete, forming an individual reservoir for each tank, the reservoir to have a capacity of not less than $1\frac{1}{2}$ times the capacity of the tank; that the separating walls between each tank shall exceed the height of the tank by not less than 6 ft. with battered return at the cross wall not less than 4 ft. at the top, with a rack of not less than 60 deg. and that the additional oil storage be equipped with an approved liquid fire extinguishing medium and that a water line be carried up to the peak of the tank with a revolving nozzle; that each tank be equipped with scuppers at the upper edge, the installation to comply otherwise with all existing laws and ordinances; that this resolution adopted July 23, 1929 was later modified to include an additional proposed 20,000 gallon fuel oil blending tank; that it is one of the three 10,000 barrel fuel oil tanks permitted to be erected by resolution adopted by the Board July 23, 1929 which was not installed within the time limit imposed and is now the subject of application under Cal. 780-48-A; and

WHEREAS, under Cal. 363-33-A the Board modified a decision of the Commissioner of Buildings on Application 13077-33 requiring all storage tanks to be buried so that the tops thereof shall be at least 2 ft. below grade, so as to permit the construction of two 20,000 gallon tanks of blended fuel oil, on condition that the tanks be enclosed with walls of reinforced concrete, forming a reservoir of not less than $1\frac{1}{2}$ times the capacity of the two tanks and that this equipment be protected by an approved liquid fire extinguishing medium as required by the Board under Cal. 386-29-A.

Resolved, that the appeal be and it hereby is *withdrawn*, in view of the action by the Board this day, in amending Cal. 386-29-A.

871-48-A

APPLICANT—Saul Goldsmith, for Edith Weisman and Gloria Linn, owners, (Pulmosan Safety Equipment Corporation, contractual owner).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (871-48-A)

WHEREAS, Saul Goldsmith, for Edith Weisman and Gloria Linn, owners (Pulmosan Safety Equipment Corporation, contractual owner), filed September 27, 1948, an appeal from a decision of the borough superintendent, affecting 642-646 Pacific street, south side, 125 ft. west of 6th avenue (Block 1127, Lot 30), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated August 27, 1948, acting on Alt. Applic. 3236-48, reads:

"1. Three story westerly extension was erected under Permit No. 1508-23. Comply with Section 270 of the Labor Law as to providing two fireproof stairs 3 ft. 8 in. wide from all floors, including cellar and accessible from all floor areas."

and

WHEREAS, the applicant states the building is two and

three stories (33 ft.) in height; 75 ft. by 100 ft. irregular in area, of Class 3 construction; erected 1908, located on a lot 75 ft. by 110 ft. in area, in a business use, B area, Class $1\frac{1}{2}$ height district and used and occupied since 1908—cellar, boiler room and storage; 1st floor, factory, storage and shipping, 12 persons; 2nd floor, factory and storage, 7 persons; 3rd floor, factory and storage, 6 persons (manufacturing chemicals and laboratory); proposed to be used and occupied without change except that the 3rd floor will be used for offices with an occupancy of 6 persons and the building will be used for the manufacture of safety equipment; that the building is provided with an interior fire alarm system and regular monthly fire drills will be maintained; that there are two 3 ft. 8 in. wide wood stairs; that the center stairs is enclosed in metal lath and plaster on both sides of partitions, equipped with kalamein self-closing doors and the east stairs is open; that a ladder and scuttle to roof will be provided; that there are two fire escapes, the rear escape extends to the roof by stair and to the yard by stair; that one fire escape extends to the street by counterbalanced stair; that egress to the street from the rear yard is through a fire house and fireproof passage; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building is vacant at present and proposed to be used for factory, storage, offices and manufacturing of safety equipment; that the use will comply with provisions of the zoning resolution; that the Building Department record No. 2837, approved in 1919, shows an existing 3-story and basement frame building at the west front used for laboratory and storage; that this building is replaced by a new building under N.B. Applic. 1508-23; that Building Department record No. 2838, approved 1919, shows an existing two story fireproof building at the west section rear used for laboratory and storage, erected under N.B. Applic. 1812-18; that Building Record No. 2839, approved 1919, shows an existing 2-story brick building at the east section used for storage and a 3-story brick center section used as a laboratory; that Alt. 489-1908 shows the existing 3-story center section used as a factory; that Alt. 2080-1916 shows existing 2-story east section used as stable; that N.B. 1812-1918 shows 2-story new rear west section, fireproof, to be used as another recovery laboratory; that Alt. 1871-1918 shows a new fireproof boiler room and chimney in cellar of west section front; that Alt. 10457-20 shows additional fireproof third story to be erected at the rear west section either laboratory; that Alt. 1508-1923 shows a new 3-story brick building with fireproof first tier at the front west section, replacing the frame building and shows the proposed occupancy of 1st floor for five persons and 3rd floor for 3 persons, and proposed use as laboratory; that this was considered a factory and was approved by the superintendent; that these plans show horizontal connection to the center section and a new front fire escape connecting to the fire escape at the center section; that Alt. 923-25 shows a stairhall in center section to be fire retarded, equipped with fireproof self-closing doors at each floor; that the use of the building is shown as chemical laboratory and the work was done in accordance with Fire Department Order 70724-LD; and

WHEREAS, the applicant contends that the building was used for factory purposes for a great number of years as is substantiated by the affidavit filed, showing the purchase of the building in 1917 and its use beginning in 1916 as a factory; that the then owner thereafter merged with the Winthrop Chemical Company and used the building for the same purpose through 1944 and then transferred the building to Winthrop-Stearns, Inc., who used the building for the same purposes until August 28, 1948; that the building was sold on June 15, 1948 to the present owners; that the contractual owners now intend to use the building for factory purposes; that the following egress is provided—from the 3rd floor, interior fire retarded stairway and front and rear fire escapes; from the 2nd floor, interior fire retarded stairway and open interior stairway to the 1st floor and front and rear fire escapes from the 1st floor, directly to the street and yard from the cellar; that there are two

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stairs, one to the 2-story west section and the other to the center section with fire retarded stair enclosure; that egress from the rear yard termination of the rear fire escapes is by a gate in the fence to the rear yard on the east of a fire house station and thence by a gate in the fence through a fire passage in the furthest adjoining factory building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that an investigation of the records of the Fire Department (Folder 448-01) indicates that these premises were reported as a factory subject to the provisions of the Labor Law from February 7, 1917 through April 15, 1948 and that all of the requirements that may have been issued by the Division of Fire Prevention have been complied with.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent as to Alt. Applic. 3236-48, Objection 1, and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area and shall be maintained as proposed and as shown on plans filed with this application marked "Received October 27, 1948," six sheets; that the exits as passed upon by the Division of Fire Prevention shall be maintained; that the roof over the extension of the cellar in the rear yard shall be repaired and proper covers supplied for the openings therein; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

930-48-A

APPLICANT—John Joseph Carroll, for Marie Antonello, owner (Gold Waste Materials Corporation, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: John Joseph Carroll.

For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (930-48-A)

WHEREAS, John Joseph Carroll, for Marie Antonello, owner (Gold Waste Materials Corporation, lessee), filed October 28, 1948, an appeal from an order of the fire commissioner, affecting premises 236 Gold street, west side, 100 ft. south of Concord street (Block 121, Lot 32), Borough of Brooklyn; and

WHEREAS, Order 23561-LF, issued by the fire commissioner, dated October 11, 1948, reads:

"You are hereby notified that an inspection of the above premises, 236 Gold street, Brooklyn, N. Y. shows that the following must be done:

2. Install an approved wet automatic sprinkler system throughout building, having at least one source of water supply arranged and equipped as per Article 16, Chapter 26, Administrative Code and as provided in Chapter 19, 161.0 Administrative Code."

and

WHEREAS, the applicant states that the building is 3 stories (36 ft. 6 in.) in height, 20 ft. by 70 ft. in area, of class 3 construction, erected in 1885, located in an unrestricted use, B area and Class 2 height district, and used and occupied since February 1948 as follows: cellar—vacant; 1st floor and 2nd floor—junk shop—2 persons each floor; 3rd floor—arranged for one family, the dwelling occupancy now vacant; proposed to be used and occupied: cellar—vacant; 1st and 2nd floors—junk shop—two persons each floor; 3rd floor to be closed off and kept unoccupied; that the building is

provided with one 2 ft. 11 in. wide wood stairs, enclosed in partitions of studs, lath and plaster, equipped with wood doors which are not self-closing; that the stairhall leads directly to the street and is provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that the building was erected under N.B. 400-1885 and described as follows: 1st floor—wagon repair shop; 2nd floor—wagon repair shop; 3rd floor—1 family, and altered under Alt. 998-09 for the following use; 1st floor—blacksmith shop; 2nd floor—storage and office; 3rd floor—1 family; that this was the use of the building when the present owners took title in March 1948 and converted the building to junk shop, notwithstanding the fact that in 1918 there was a permit issued under Alt. 12320-18 to change the use of the 1st floor to public garage; 2nd floor—public garage; 3rd floor—1 family; that there are two cellars under the building, one in the center, closed off from any use and one at the front, having access from the street by means of a passage stairs; that the building is provided with wood stairs from the street to the 3rd story, 2 ft. 10 in. wide, from 1st to 2nd story with winders at the head of the stairs at the second floor; that the stairs are enclosed at 1st and 2nd stories with wood partitions, equipped with wood doors; it is requested that the order of the fire commissioner be waived, in view of the fact that the cellar will not be used and the 1st story will be used for baling and storage of rags, the 2nd floor for sorting of loose rags preparatory to baling and the front portion of the 2nd floor used as office in conjunction with the use of the building; that the 3rd story will be closed off from any use, by having the stairs enclosed with a solid partition with a wicket door 2 ft. by 4 ft. for emergency access for repairs; that as the building is small in area, to be required to install a sprinkler system would involve considerable expense and cause an undue hardship upon the owner; and

WHEREAS, the building and area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner as to Order 23561-LF, Item 2, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area; that the present third floor shall remain vacant; that the cellars shall be unused; that the occupancy of the building shall be only as to the street floor and the second floor as proposed and as indicated on plans filed with this appeal marked "Received October 28, 1948," three sheets; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct, including the fireproofing or blocking up of any windows on the side lot line or rear line, if in the opinion of the fire commissioner they are a dangerous hazard to adjoining occupancies; that in all other respects, the building and occupancy shall comply with all laws and rules applicable.

939-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1), (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (939-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed October 21, 1948, an appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building A), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting on N.B. Applic. 114-48, dated October 19, 1948, reads:

"1. Construction of a frame structure within the fire limits contrary to Sec. C26-247.0 A.C.

2. Stresses in lumber should comply with Sec. C26-370. A.C.

3. Footings should be carried at least 4 ft. below ground as per Sec. C26-403.0 A.C."

and

WHEREAS, the applicant states that the building is one story (12 ft. 10 in.) in height; 20 ft. by 80 ft. in area, of class 4 construction; erected 1943; on a plot 775 ft. by 947 ft. 4 in. in area, in a residence and business use, B area, class 1½ height district and used and occupied since 1943 for general storage, principally machinery, 2 persons; and

WHEREAS, Violation No. 5742-43 was issued for failure to comply with Section C26-174.0 of the Administrative Code; and

WHEREAS, the applicant states that the structure was built by the War Department, Office of Scientific Research in 1943; that it is of frame construction, its wall consisting of 2 in. by 4 in. stud covered on the exterior with wood sheathing and mineral surface roofing and on the interior with sheet rock, its roof is of wood trusses covered on the exterior with wood sheathing and ruberoid roofing and on the interior with sheet rock; that the floor consists of wood beams with wood flooring, beams resting on wood blocking and plates at grade; that the building contains 1600 sq. ft. in area and is provided with exits on both ends; that the use is restricted to general storage, principally machinery which is needed in connection with the Veterans Administration program; that there is no occupancy except for occasional movement of storage by two men; and

WHEREAS, the applicant contends that although the structure is within the fire limits, it is a temporary condition and its use is not particularly hazardous; that the building is equipped with a hand fire extinguisher; that actual lumber fibre stresses are 2500 lbs. per sq. in. for the roof and 3300 lbs. per sq. in. for the floor which stresses are in excess of the 1200 lbs. per sq. in. allowed under the Building Code; that in lieu of footings 4 ft. below grade, the structure rests on wood sections and blocking; that since the end of the war, the university has been sorely pressed for space because of the large enrollment of veteran students and has been using this temporary building which has stood up very well to meet the space emergency; that as the structure will be required for another five years, it is requested that the Board grant permission to use this structure for this length of time; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 114-48, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received October 21, 1948," 1 sheet, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

940-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (940-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed October 21, 1948, an appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building B), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated October 19, 1948, acting on N.B. Applic. 115-48, reads:

"1. Construction of a frame structure within the fire limits contrary to Sec. C26-247.0 A.C.

2. Stresses in lumber should comply with Sec. C26-370.0 A.C.

3. Footing should be carried at least 4 ft. below ground as per Sec. C26-403.0 A.C."

and

WHEREAS, the applicant states the building is one story (12 ft. 10 in.) in height; 20 ft. by 62 ft. in area; of class 4 construction; erected 1943, located in a residence and business use, B area, class 1½ height district and used and occupied since 1943 for general storage, principally machinery, 2 persons; and

WHEREAS, Violation 5742-43 was issued for failure to comply with Section C26-174.0 of the Administrative Code; and

WHEREAS, the applicant states that the structure was built by the War Department, Office of Scientific Research in 1943; that it is of frame construction, its wall consisting of 2 in. by 4 in. stud covered on the exterior with wood sheathing and mineral surface roofing, and on the interior with sheet rock; that the roof is of wood trusses covered on the exterior with wood sheathing and ruberoid roofing and on the interior with sheet rock; that the floor consists of wood beams with wood flooring, beams resting on wood blocking and plates at grade; that the building contains 1240 sq. ft. in area and is provided with a pair of exit doors at the south end; that the use is restricted to general storage, principally machinery which is needed in connection with the Veterans Administration program; that there is no occupancy except for occasional movement of storage by two men; and

WHEREAS, the applicant contends that although the structure is within the fire limits, it is a temporary condition and its use is not particularly hazardous; that the building is equipped with a hand fire extinguisher; that actual lumber fibre stresses are 2500 lbs. per sq. in. for the roof and 3300 lbs. per sq. in. for the floor which stresses are in excess of the 1200 lbs. per sq. in. allowed under the Building Code; that in lieu of footings 4 ft. below grade, the structure rests on wood sections and blocking; that since the end of the war, the university has been sorely pressed

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for space because of the large enrollment of veteran students and has been using this temporary building which has stood up very well to meet the space emergency; that as the structure will be required for another five years, it is requested that the Board grant permission to use this structure for this length of time; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 115-48, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received October 21, 1948," 1 sheet, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

941-48-A

APPLICANT—T. J. Young, for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, Walter H. Weiskopf and Archie J. Doolittle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (941-48-A)

WHEREAS, Eggers and Higgins, for Columbia University in the City of New York, owner, filed October 21, 1948, an appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building C), Columbia University, Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent acting on N.B. Applic. 116-48, dated October 19, 1948, reads:

"1. Stresses in steel should comply with Sec. C26-368.0 A.C."

and

WHEREAS, the applicant states that the building is one story (14 ft.) in height, 20 ft. by 100 ft. in area, of Class 5 construction; erected 1943, on a plot 775 ft. by 947 ft. in area, in a residence and business use, B area, Class 1½ height district, and used and occupied for general storage, principally machinery, 2 persons; and

WHEREAS, the applicant states the building is constructed of vertical steel angles braced horizontally and covered on the exterior with corrugated sheet iron; that the roof is constructed of steel trusses, covered on the exterior with corrugated sheet metal and the floor is 2 in. thick concrete; that the building contains only 2,000 sq. ft. and is provided with exits on both ends; that its use is restricted to general storage, principally machinery in connection with the Veterans Administration Program; that there is no occupancy except for occasional movement of storage by two men; that the building is temporary and its use is not particularly

hazardous; that the actual unit fibre stress on the roof purlins is 31,500 lbs. per sq. in. that the actual shear on the bolts for the trusses is 17,500 lbs. per sq. in.; that since the war, the university has been sorely pressed for space due to the large enrollment of veteran students and has been using this temporary type of building which has stood up well to meet the space emergency, and as the need of the structure will be required for another five years, it is requested that its use be permitted for this length of time; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent as to N.B. Applic. 116-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the building as proposed and as indicated on plans filed with this appeal marked "Received October 21, 1948," 1 sheet, for a term of two (2) years, *on condition* that the building shall not be increased in height or area and that the use of the building shall not be changed; that the building shall be maintained to the satisfaction of the borough superintendent and the exterior shall be kept painted and in good repair.

385-29-A

APPLICANT—Petroleum Heat and Power Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the commissioner of marine and aviation (previously granted on condition, from a decision of the fire commissioner).

PREMISES AFFECTED—492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (Block 2517, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry T. Hoesel and Carl W. Swanson.

For Administration: Charles Pekus, Dep't of Marine and Aviation.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (386-29-A)

WHEREAS, this appeal from a decision of the fire commissioner, affecting premises 492-518 Kingsland avenue, east side, 237 ft. north of Greenpoint avenue (Block 2517, Lot 14), Borough of Brooklyn, was granted by the Board on July 23, 1929, on certain conditions; and

WHEREAS, the resolution was amended on October 8, 1931; and

WHEREAS, the applicant requested a further amendment of the resolution, based on a decision of the commissioner of marine and aviation; and

WHEREAS, under Cal. 386-29-A the Board modified a decision of the fire commissioner dated May 27, 1929 and by resolution adopted July 23, 1929 permitted the installation of three fuel oil storage tanks, each of 10,000 barrel capacity, located within the premises of the owner; and

WHEREAS, it appears that only two of such tanks were installed and the owner has now applied to the Department of Marine and Aviation to be permitted to install the third tank.

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* the resolution adopted by the Board on July 23, 1929 under Cal. 386-29-A and extends the time within which one of the three tanks permitted thereunder may be installed in accordance with the requirements of the resolution; that such tank to be installed of the three permitted,

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may be a welded tank as indicated on plans filed with Cal. 780-48-A marked "Received November 29, 1948," six sheets; that such third tank shall be installed within one (1) year from the date of this *amended* resolution.

895-42-A

APPLICANT—Arnold W. Lederer, for Helen Mermelstein, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for a term of years).

PREMISES AFFECTED—1381 East 23rd street, east side, 90 ft. north of Avenue N, (Block 7659, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer, Helen Mermelstein, Juliet Uliako.

For Opposition: Harold J. Baily, Benj. D. Goldberg, Harry Williams, H. H. Tuthill and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (895-42-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1381 East 23d street, east side, 90 ft. north of avenue N (Block 7659, Lot 11), Borough of Brooklyn, was granted by the Board on April 27, 1943, on certain conditions and for a term of two years; and

WHEREAS, the term of variance was extended on November 7, 1945; and

WHEREAS, on January 28, 1947, the resolution was amended and the term of variance was extended for a term of two years; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1943, as amended through January 28, 1947, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"... that this variance may continue for a term of not over two (2) years from the date of this *amended* resolution ... that other than as herein *amended*, the conditions of the resolution as originally adopted April 27, 1943, and amended November 7, 1946 and January 28, 1947, shall be complied with and that a certificate of occupancy shall be obtained (Alt. 3542-42)."

944-46-A

APPLICANT—Henry George Greene, for Pauline Mandelbaum, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—82 1st avenue, southeast corner of East 5th street (5th floor); (Block 432, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (944-46-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 82 1st avenue, southeast corner of East 5th street (5th floor); (Block 432, Lot 9), Borough of Manhattan, was granted by the Board on January 28, 1947, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 28, 1947, with reference to the requirements that there shall be a sprinkler system in stairway enclosure, so that as amended, this portion of the resolution shall read:

"... that there shall be installed and maintained within the stairway enclosure throughout its height from basement to top floor, a one source sprinkler system of the type prescribed for a converted multiple dwelling, except that the pressure at the highest hydrant shall be not less than 10 lbs. (Alt. 247-43 and Sprinkler 1409-48)."

588-46-A

APPLICANT—Charles M. Spindler, for James Rosati, owner.

SUBJECT—Application for consideration—reopening—as Vol. II—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—118-23 to 118-33 Metropolitan avenue, north side, 143.64 ft. east of 83rd avenue (Block 3329, Lot 80), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

723-47-A

APPLICANT—Robert H. Schaffer, for Seaman of Norway, Inc., owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from an order and a decision of the fire commissioner (previously withdrawn re Item 4).

PREMISES AFFECTED—62-64 Hanson place and 129-139 South Elliott place, southeast corner (Block 2003, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert H. Schaffer.

ACTION OF BOARD—Request to restore withdrawn.

THE VOTE TO WITHDRAW REQUEST TO RESTORE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

754-48-A

APPLICANT—Samuel Rosenblum, for Penn Zone Management Co., Inc., owner.

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SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—155 West 46th street, north side, 180 ft. east of Broadway (Block 999, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after discussion. The premises were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

797-48-A

APPLICANT—Lawrence J. Sheldon, for Bennat Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—333 Central Park West, west side, 125 ft. north of West 93rd street (basement); (Block 1207, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Rosemary Higgins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant's representative. The premises were inspected by a committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

827-48-A

APPLICANT—Kent Terminal Corporation, owner (Sealand Dock and Terminal Corporation, lessee).

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—North side of India street, 300 ft. west of West street (Block 2530, Lot 6), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—India street).

APPEARANCES—

For Applicant: Irwin D. Davidson.

ACTION OF BOARD—Appeal withdrawn after hearing, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

454-32-A

APPLICANT—Lama and Proskauer, for Hentie Realty Corp., owner.

SUBJECT—Application reopened and restored to calendar February 25, 1948—re Appeal from decisions of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—22-28 East 16th street (Buckingham road), west side 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 2 p.m., for further consideration and inspection.

334-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Fannie Brownstein (Wuhan Tea Garden, Inc. and Hoffman Vegetarian, Inc., lessees).

SUBJECT—Revocation of Certificate of Occupancy 1128-45, re Alt. 12939-37.

PREMISES AFFECTED—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 2 p.m., pending completion of the work.

898-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner (Atlantic Zinc Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, Part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 2 p.m., at the request of applicant to file revised plan and revised statement. Applicant to be notified. The premises were inspected by a committee of the Board.

957-48-A

APPLICANT—M. Milton Glass, for Mayer and Whittlesey, for Pathe Laboratories, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass and Erwin S. Wolfson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal placed on reserve calendar pending application to be acted on by the Department of Housing and Buildings as to the public occupancy of the studio.

1006-48-A

APPLICANT—Boak and Raad, for Delegart Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-36 Sutton place south and 439-443 East 55th street, northwest corner (Block 1376, part of Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Rubin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 14, 1948 at 2 p.m. Applicant to submit specifications of mastic.

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ZONING APPLICATIONS

53-31-BZ

APPLICANT—I. T. Flatto, for Lester Jacobs, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and business use district, for a term of years, the re-erection of a gasoline service station.

PREMISES AFFECTED—301-331 West 230th street, northeast corner of Irwin avenue (Block 3406A, Lot 54), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (53-31-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a term of two years, affecting premises 301-331 West 230th street, northeast corner of Spuyten Duyvil road (Block 3406-A, Lot 63 and part of Lots 62 and 64), Borough of The Bronx, was granted by the Board on June 30, 1931, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time, the last such extension having been granted on June 12, 1945; and

WHEREAS, an application for the re-erection of a gasoline service previously granted by the Board for a portion of the premises was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, on January 21, 1947, the resolution was amended and plans approved; and

WHEREAS, time to obtain permits and complete the work was extended on November 25, 1947 and February 25, 1948, and the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1946, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

“... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 233-46).”

339-37-BZ

APPLICANT—Emanuel Wexler, for Eagle Roofing Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of a building occupied as a garage for five motor vehicles, stores, club rooms and offices, so as to use the garage portion as a garage for five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—635-637 Morris Park avenue, west side, 35.9 ft. south of Unionport road (Block 4011, Lot 23), Borough of The Bronx.

APPEARANCES—

For Applicant: Myron J. Wexler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (339-37-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building occupied as a garage for five motor vehicles, stores, club rooms and offices, so as to use the garage portion as a garage for five motor vehicles and motor vehicle repair shop, affecting premises 635-637 Morris Park avenue, west side, 35.9 ft. south of Unionport road (Block 4011, Lot 23), Borough of The Bronx, was granted by the Board on March 1, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on December 7, 1943, and the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1938, as amended through December 7, 1943, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

“... *granted* under section 7i for a term of five (5) years from the date of this *amended* resolution, to permit ... that other than as herein *amended*, the conditions of the resolution of March 1, 1938, shall be complied with and that a certificate of occupancy shall be obtained (letter decision June 1, 1937).”

1148-38-BZ

APPLICANT—Neill Supply Co., Inc., lessee, for James P. Kelly, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, for a term of years, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner (Block 2287, Lots 1, 2, 3, 5, 7 and 8), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: H. R. Altberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1148-38-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence use district the parking and storage of more than five motor vehicles, affecting premises 49-01 48th avenue, northeast corner 49th street (Block 2287, Lots 1, 2, 3, 5, 7 and 8), Long Island City, Borough of Queens, was granted by the Board on February 21, 1939, on certain conditions and term of variance extended on January 26, 1943 and May 14, 1946; and

WHEREAS, on May 9, 1944, the resolution was amended, under section 7e of the zoning resolution, permitting for a term of two years, the additional use of storage of pipe as

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well as parking and storage of more than five motor vehicles; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1939, as amended through May 14, 1946, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"Granted under Section 7e for a term of two (2) years from the date of this *amended* resolution, to permit the plot to be occupied for the storage of pipe, *on condition . . .* that other than as herein *amended*, the conditions of the resolution of May 9, 1944, shall be complied with and that a certificate of occupancy shall be obtained (Misc. Applic. 342-44)."

1054-39-BZ

APPLICANT—Richard Shutkind, for 318 West 37th Street Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent of buildings) previously granted on condition, under section 7a of the zoning resolution, to permit in a residence use district, the extension of an existing business use.

PREMISES AFFECTED—318 West 47th street, south side, 275 ft. west of 8th avenue (Block 1037, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Shutkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative: 0

THE VOTE TO REOPEN AND RECONSIDER—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (1054-39-BZ)

WHEREAS, this application under section 7a of the building resolution, to permit in a residence use district, the extension of an existing business use; premises: 318 West 47th street, south side, 275 ft. west of Eighth avenue (Block No. 1037, Lot No. 44), Borough of Manhattan, was granted by the Board on December 5, 1939, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work; and

WHEREAS, the applicant in error asked for a zoning variance under Section 7A instead of Section 7, subdivision a; and

WHEREAS, the records in the Bulletin as to the resolution adopted December 5, 1939, records the Section as 7A instead of Section 7, Subdivision a; and

WHEREAS, the applicant claims that the plans were approved by the borough superintendent on January 26, 1940, and that a permit to construct the work was issued on May 6, 1940; that actual work was started on June 4, 1940; that the work was finally completed on January 15, 1942, according to the records of the Department of Housing and Buildings.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 5, 1939, so that as amended, the resolution shall read:

". . . that all permits shall be obtained and all work

completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 2414-39)."

587-42-BZ

APPLICANT—Louis R. Siegel, for Dorothy A. Siegel, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—551 East 149th street and 555 St. Ann's avenue, northwest corner (Block 2276, Lot 57), Borough of The Bronx.

APPEARANCES—

For Applicant: Louis R. Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (587-42-BZ)

WHEREAS, this application under Section 7i of the zoning resolution, permitting in a business use district, for a term of two years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop, affecting premises 551 East 149th street and 555 St. Ann's avenue, northwest corner (Block 2276, Lot 57), Borough of The Bronx, was granted by the Board on January 19, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on January 3, 1945 and January 7, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1943, as amended by resolution adopted through January 7, 1947, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

". . . granted under section 7i for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for a motor vehicle repair shop, *on condition . . .* that other than as herein *amended*, the conditions of the resolution adopted on January 19, 1943, shall be complied with and that a certificate of occupancy shall be obtained (Alt. Applic. 426-42)."

777-46-BZ

APPLICANT—Paul Friedman, for Errera Bros., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a local retail use district, the manufacturing of wearing apparel for a stated term of years.

PREMISES AFFECTED—62 Tompkins avenue, west side, 75 ft. north of Floyd street (Block 1739, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (777-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a local retail use district the manufacturing of wearing apparel for a stated term of years, affecting premises 62 Tompkins avenue, west side, 75 ft. north of Floyd street (Block 1739, Lot 42), Borough of Brooklyn, was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1946, only so far as it has reference to the term of variance, so that as amended, this portion of the resolution shall read:

"Granted under Section 7e for a term of two (2) years from the date of this *amended* resolution, to permit the use as proposed, . . . that other than as herein *amended*, the conditions of the resolution of December 10, 1946, shall be complied with and that a certificate of occupancy shall be obtained (Alt. Applic. 2362-46)."

1075-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Osher and Reiss, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing building for additional garage for five trucks, using more than the permitted area.

PREMISES AFFECTED—1110 Utica avenue and 4913-4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (1075-46-BZ)

WHEREAS, this application under sections 7c and 21 of zoning resolution, to permit in a business use, C area district, the extension to existing building for additional garage for five (5) trucks using more than the permitted area, affecting premises 1110 Utica avenue and 4913 to 4923 Canarsie avenue, northwest corner (Block 4760, Lots 15 and 16), Borough of Brooklyn, was granted by the Board October 28, 1947, on certain conditions; and

WHEREAS, the resolution was amended on November 9, 1948; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1947, only so far as it has reference to obtaining permits and completion of work, so that as amended, this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 4115-46)."

66-48-BZ

APPLICANT—Paul Friedman, for William N. Amerling and Amerling Chevrolet, Inc., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles (no fee to be charged) on the unbuilt upon portion of plot, for patrons and employees.

PREMISES AFFECTED—1814-1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (66-48-BZ)

WHEREAS, this application under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from automobile service station to motor vehicle repair shop, and to permit the parking and storage of more than five (5) motor vehicles (no fee to be charged) on the unbuilt on portion of plot for patrons and employees, affecting premises 1814 to 1828 54th street, south side, 100 ft. east of 18th avenue (Block 5487, Lots 11 and 13), Borough of Brooklyn, was granted by the Board on April 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1948, so that as amended, the resolution shall read:

"Granted under Section 7c and 7e, and for a term of five (5) years under Section 7h as to the parking on Lot 11, to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked "Received January 23, 1948," 5 sheets, *on condition* that the unbuilt upon portion of the plot, comprising lot 11, as proposed for parking, shall be levelled substantially to the grade of surrounding streets and shall be surfaced with steam cinders, clean gravel or other suitable material and treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur, a chain link fence not less than 6 ft. in height with no openings therein, except as proposed for entrance and exit on street building line; that such opening shall be fitted with gate of similar construction, with curb cut opposite not over 10 ft. in width, this being in addition to the existing curb cuts in front of the building; that the door may be constructed as proposed, between the building and the open lot; that repairing herein permitted under Section 7i, shall be mainly by hand tools as proposed, excluding all heavy work and with no anvil or forge; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that such repairs to building as proposed shall be carried out; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 4759-47)."

MINUTES

515-23-BZ

APPLICANT—Gerald J. Friedberg, for Anna Antonio and Hattie Kopp, owners (Anthony S. Ferraro, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—new proposal—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change of occupancy of a public garage for more than five motor vehicles (previously granted by the Board), to public garage for more than five motor vehicles, motor vehicle repair shop, servicing of motor vehicles, lubricatorium, paint spray booth for four vehicles, and sales of parts for motor vehicles.

PREMISES AFFECTED—903-913 Knickerbocker avenue, southeast corner of Cooper street (Block 3443A, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gerald J. Friedberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1187-23-BZ

APPLICANT—Siegel and Green, for Spitzer Electric Co., Inc., owner (Spitzer Motor Sales, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—and additional uses—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change of use in a building from garage for more than five motor vehicles (previously granted by the board) to garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—523-527 East 80th street, north side, 223 ft. west of East End avenue (Block 1577, Lot 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

644-45-BZ

APPLICANT—Julius Eckman, for Marguerite Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II re extension of area—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—801 Bartholdi street, northeast corner of Barnes avenue (Block 4633, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: L. E. Ordwein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider extension in area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

587-46-BZ

APPLICANT—Charles M. Spindler, for James Rosati, owner.

SUBJECT—Application for consideration—reopening as Vol. II re new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—118-23 to 118-33 Metropolitan avenue, north side, 143.64 ft. east of 83rd avenue (Block 3329, Lot 80), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

876-46-BZ

APPLICANT—Maynard M. Novie, for 175-181 Avenue A Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II—new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of use from dwelling on second floor, to non-conforming use (office)—previously granted by the Board re wet wash laundry on 1st floor, second floor to remain vacant.

PREMISES AFFECTED—175-181 Avenue A and 439-441 East 11th street, northwest corner (Block 439, Lot 34), Borough of Manhattan.

APPEARANCES—

For Applicant: Maynard M. Novie.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to December 14, 1948

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1033-48-SA—ORC Thirst-Aid Station, Model 500, Appliance.

1034-48-SA—On-Watch Fire Alarm System, Appliance.

1035-48-SM—Anti-Seep Masonry Wall Coating, manufactured by Williamson Products Corp., Material.

1036-48-A—H.B.Bx.—1272-1274 Hoe avenue, northeast corner of Freeman street (Block 2987, Lot 1), Borough of The Bronx, Amendment to Alt. 1196-46.

1037-48-A—F.D.—711 Caton avenue, northeast corner of East 7th street (Block 5321, Lot 64), Borough of Brooklyn, Decision.

1038-48-A—F.D.—re: Transportation and Sale of inflammable mixture known as "Wintrex" anti-freeze, in one gallon, sealed, metal cans in New York City (containers not in conformity with Administrative Code requirements), Decision.

1039-48-A—H.B.B.—139 Evergreen avenue, north side, 25 ft. west of Troutman street (Block 3172, Lot 2), Borough of Brooklyn, Revocation of Certificate of Occupancy 113254-45 issued re Alt. 5004-41.

1040-48-SA—Detrex 25, Dry Cleaner Process, Appliance

1041-48-BZ—H.B.M.—250-252 West 23rd street, south side, 225 ft. east of 8th avenue (Block 772, Lots 72 and 73), Borough of Manhattan, E.S. 970-48.

1042-48-A—H.B.Q.—29-26 Bell boulevard, west side, 236 ft. south of 29th avenue (Block 6053, Lot 34), Bayside, Borough of Queens, N.B. 6690-48.

1043-48-SM—Insl-Cotton Insulation, manufactured by Taylor Bedding Manufacturing Co., Material.

1044-48-BZ—H.B.B.—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side (Buildings 5, 6, 9, 10, 13, 14 and 17—Glenwood Houses); (Block 7740, Lot 1), Borough of Brooklyn, N.B. 1507, 1508, 1512, 1515, 1516 and N.B. 1519-48.

1045-48-A—H.B.B.—Blocks bounded by Ralph avenue, west side, Glenwood road, north side, Avenue H, north side, East 56th street, east side and Farragut road, south side (Buildings 4-11 inclusive, 13, 14, 16 and 17—Glenwood Houses); (Block 7740, Lot 1) (under sections 35 and 36, General City Law re bed of and buildings not fronting on legally mapped streets), N.B. 1506 to 1513, inclusive and 1515, 1516, 1518 and N.B. 1519-48.

1046-48-BZ—H.B.B.—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust street (Block 6736, Lot 1), Borough of Brooklyn, Alt. 3461-48.

1047-48-A—H.B.B.—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust street (Block 6736, Lot 1), Borough of Brooklyn (under sec-

tion 35, General City Law re bed of mapped street—East 16th street), Alt. 3461-48.

1048-48-A—F.D.—419-421 Lafayette street, east side, 410.5 ft. south of Astor place (7th and 8th floors); (Block 544, Lot 13), Borough of Manhattan, 60328-LC.

1049-48-BZ—H.B.M.—522 East 76th street, south side, 348 ft. east of York avenue and 521 East 75th street (Block 1487, Lot 15), Borough of Manhattan, N.B.177-48.

1050-48-SM—Durabrik Concrete Jumbo Brick, manufactured by Durabrik Sales Corp., Material.

1051-48-A—H.B.B.—1019-1039 Surf avenue, north side, 107 ft. 6½ in. east of West 12th street (Block 7268, Lot 236), Borough of Brooklyn, N.B. 1700-48.

1052-48-A—H.B.B.—82-84 Pierrepont street, and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn, Decision.

1053-48-A—H.B.M.—137-141 Duane street, north side, 150 ft. 1 in. west of Church street (Block 147, Lot 5), Borough of Manhattan, Amendment to Alt. 2131-48.

1054-48-A—H.B.B.—213 Washington avenue, east side, 187 ft. 6 in. north of Willoughby avenue (Block 1904, Lot 10), Borough of Brooklyn, Alt. 3600-48.

1055-48-BZ—H.B.M.—344 East 49th street, east side, 150 ft. west of 1st avenue (Block 1341, Lot 32), Borough of Manhattan, Amendment to Alt. 2099-48.

1056-48-SA—Yeomans Vertical Submerged Screenless Ejector, Series 8000, Appliance.

1057-48-BZ—H.B.Q.—252-26 Northern boulevard, south side, 82.57 ft. west of Little Neck parkway (Block 8229, Lot 14), Little Neck, Borough of Queens, N.B. 6160-48.

1058-48-A—H.B.B.—41-69 Clark street, 92-100 Henry street, 42-62 Pineapple street and 101-121 Hicks street; entire block (2nd and balcony floors—Towers building); (Block 231, Lot 1), Borough of Brooklyn, Misc. 9617-47.

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1060-48-SA—Alfco Dry Chemical Extinguisher (portable fire extinguisher), Appliance.

1061-48-A—H.B.Q.—112 Beach 37th street, 36-02 to 36-20 Ocean Boardwalk, northeast corner and 105 Beach 36th street, northwest corner of Ocean Boardwalk (Block 308, Lot 1), Edgemere, Borough of Queens, Misc. 5678-48.

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CALENDAR

1063-48-SA—Palmaire Suspended Gas Unit Heater, Appliance.

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1065-48-A—H.B.Q.—87-02 to 87-26 Pitkin avenue, 133-01 to 133-45 87th street, southeast corner and 87-01 to 87-11 135th avenue (Block 11367, Lot 1), Ozone Park, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Pitkin avenue), Alt. 2572-47.

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1021-39-A—H.B.Bx.—2948 to 2954 and 2962-2964 3rd avenue, east side, 52.89 ft. south of Bergen avenue and 637-655 Bergen avenue, west side, 98.21 ft. south of 3rd avenue (Block 2362, Lots 63, 64, 44, 50 and 69), Borough of The Bronx, Alt. 915-48.

96-39-BZ—H.B.B.—1139-1151 Coney Island avenue and 1101-1111 Avenue H, northeast corner (Block 6686, Lot 48), Borough of Brooklyn, Alt. 4371-48.

233-36-BZ—H.B.B.—5401-5403 18th avenue and 1802 54th street, southeast corner (Block 5487, Lot 9), Borough of Brooklyn, Applic. 9643-36.

150-38-BZ—H.B.M.—4275-4295 Broadway, west side, 182 ft. 1¼ in. north of West 181st street (Block 2180, Lot 95), Borough of Manhattan, Decision re Certificate of Occupancy.

1613-17-BZ—H.B.Q.—107-36 Queens boulevard, south side, 130.56 ft. west of Continental avenue (Block 3239 (2049), Lot 3), Forest Hills, Borough of Queens, Amendment to Alt. 421-40.

324-29-BZ—H.B.Q.—231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens, N.B. 2583-48.

803-26-BZ—H.B.B.—5262-5272 Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn, Alt. 3670-48.

853-23-BZ—H.B.B.—980-1004 Jamaica avenue, south side, from Grant avenue to Elderts lane, 1-11 Grant avenue and 2-12 Elderts lane (Block 4112, Lot 45), Borough of Brooklyn, Alt. 4215-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
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Tank Trucks, Gasoline, etc.	Nov. 24, 1936—Vol. 21, No. 47
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 21, 1948, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 21, 1948, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39). Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

184-44-BZ—Application of Kave, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

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1344-39-A—319-329 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn (reopened November 16, 1948).

272-22-BZ—Application of Esso Standard Oil Co., applicant and owner, reopened November 23, 1948, under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change of occupancy from machine shop to motor vehicle repair shop and paint room of an existing building (site previously granted by the Board as a public garage and a gasoline service station); premises 46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (entire property known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

708-45-BZ—Application of Paul Friedman, applicant, on behalf of Mutual Life Insurance Co. of New York and Sears, Roebuck and Co., owners (Sears, Roebuck and Co., lessee), reopened September 14, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board); premises 2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue, and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

736-45-BZ—Application of J. G. L. Molloy and Henry George Greene, applicants, on behalf of The Rector, Churchwardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened November 9, 1948, under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station and motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles); premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

45-48-BZ—Application, January 2, 1948, under section 21 of the zoning resolution, of Louis Lieberman, applicant, on behalf of Nicolo Alba, owner, to permit in a business use, C area district, the extension to existing building using more than the area permitted; premises 5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

46-48-A—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed, under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

762-48-BZ—Application, August 25, 1948, under section 7c of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, accessory sales and office; premises 223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens.

959-48-A—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block

7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

813-48-BZ—Application, August 31, 1948, under section 21 of the zoning resolution, of James C. Mackenzie, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and business use district, the erection of more than one building on a lot; premises Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side (Sheepshead Bay Houses); (Block 7405, Lot 1001, Block 7406, Lot 1, Block 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn.

814-48-A—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side, (Sheepshead Bay Houses); (Block 7405, Lot 1001, Blocks 7406 and 7407, Lots, 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn (under sections 35 and 36, General City Law re buildings in bed of and not fronting on legal streets).

844-48-BZ—Application, September 22, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1-9 Neptune Avenue Holding Corp., owner, to permit in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five motor vehicles and gasoline service station; premises 1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.

853-48-BZ—Application, September 17, 1948, under sections 7f and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Benjamin Siegel, owner, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and as a wet wash laundry; premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

866-48-BZ—Application, September 29, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guistino Barone, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

921-48-BZ—Application, October 13, 1948, under section 21 of the zoning resolution, of Shreve, Lamb and Harmon Associates, applicants, on behalf of The Mutual Life Insurance Company of New York, owner, to permit in a retail and business use, B area and Class 2 height district, the erection and maintenance of a building to exceed allowable height without the required setbacks; premises 1730-1750 Broadway, east side, from West 55th to 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan.

928-48-BZ—Application, October 15, 1948, under sections 7c, 7h and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of L. J. D. Realty Corp., owner, to permit in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building using more than the area permitted in the D area portion of lot; and without the required setbacks in the E-1 portion of the lot; to be used as store, sale and oil changing, tire

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changing, battery replacing and the parking of more than five motor vehicles for patrons and employees; premises 248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

947-48-BZ—Application, November 5, 1948, under section 7c of the zoning resolution, of Frederick W. Degenhardt, applicant, on behalf of Sheffield Farms Co., Inc., owner, to permit in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading; premises 1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 30 and part of Lot 37), Borough of The Bronx.

449-40-SA—Reznor and Carrier Gas Heaters (reopened July 13, 1948, for amendment of resolution to include additional sizes and models).

1089-47-SM—Rezgard A (textile flame retardant, fugitive type).

189-48-SA—Kwik Kafe (hot coffee beverage dispenser).

705-48-SM—Utica Cast Stone Steps.

738-48-SM—Bovastone Precast Concrete Steps.

76-47-SM—Ceco Metal Lath.

407-48-SM—Lelite General Purpose Lightweight Aggregate.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 21, 1948, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 21, 1948, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

898-48-A—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, part of Lot 1), Borough of Brooklyn.

454-32-A—22-28 East 16th street (Buckingham road), west side, 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn (reopened and restored to calendar February 25, 1948; previously withdrawn).

389-47-A—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan (reopened November 3, 1948; previously granted on condition).

904-48-A—796 Manhattan avenue, east side, 125 ft. south of Calyer street (Block 2597, Lot 9), Borough of Brooklyn.

906-48-A—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

1053-48-A—137-141 Duane street, north side, 150 ft. 1 in. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan.

779-48-A—2784-2786 Coney Island avenue, southwest corner of Gerald court (ground floor); (Block 7224, Lot 70), Borough of Brooklyn.

862-41-A—168-08 Northern boulevard, southeast corner of 168th street (cellar); (Block 5399, Lot 5), Flushing, Borough of Queens (reopened April 6, 1948).

893-48-A—8805-8817 18th avenue, east side, 100 ft. 1½ in. north of Cropsey avenue and 200-Bay 19th street (2nd floor); (Block 6436, Lot 12), Borough of Brooklyn.

985-48-A—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34-A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 11, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

453-46-BZ—Application of Kitzler and Nurick, applicants, on behalf of Samuel Birnbaum, owner, reopened November 30, 1948, for consideration as to extension of time to complete work—Application, previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the erection of a building accessory to an existing gasoline service station and to be used as an automobile laundry; premises 3437-3445 Ft. Hamilton parkway and 2-12 Chester avenue, southeast corner (Block 5302, Lot 48), Borough of Brooklyn.

150-38-BZ—Application of Henry George Greene, applicant, on behalf of Arthur Enterprises, owner, reopened December 14, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 4275-4295 Broadway, west side, 182 ft. 1¼ in. north of West 181st street (Block 2180, Lot 95), Borough of Manhattan.

96-39-BZ—Application of Paul Friedman, applicant, on behalf of Samuel Schenkel, owner, reopened December 14, 1948, for consideration re amendment of resolution as to additional use—outdoor display and sale of five motor vehicles—Application, previously granted on con-

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dition, under section 21 of the zoning resolution, permitting in a business use district, upon part of a gasoline service station (previously acted upon by the Board), the parking and storage of more than five motor vehicles; premises 1101-1111 Avenue H and 1139-1151 Coney Island avenue, northeast corner (Block 6686, Lot 48), Borough of Brooklyn.

724-47-SM—Rockford Brass Works Anti-Siphon Ball Cock, No. 22.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1949*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

1005-48-A—18 3rd Court, west side, 160 ft. south of Oceanview avenue (Block 6394, Lot 9), Annadale Beach Park, Borough of Richmond (under section 36, General City Law re building not fronting on legal street).

826-48-A—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 18, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1949*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim,

applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Wallett, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

477-48-BZ—Application of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, reopened and restored to docket November 30, 1948—Application, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the reconstruction

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and extension of existing gasoline service station and motor vehicle repair shop to include lubratorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced (previously withdrawn); premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 18, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 18, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

827-46-A—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets (Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens (reopened November 9, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 25, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 25, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

809-48-BZ—Application, September 13, 1948, under sections 7e and 21 of the zoning resolution, of Joseph F.

Kern, applicant, on behalf of Emmy Hegemann, owner, to permit in a residence and local retail use district, the use of frame building as a factory; premises 185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

841-48-BZ—Application, September 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee), to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor; premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

890-48-BZ—Application, September 27, 1948, under sections 7c and 21 of the zoning resolution, of Edward J. Hurley, applicant, on behalf of Johnad Realty Corp., owner (John A. Dursi, Inc., lessee), to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted; premises 630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

942-48-BZ—Application, November 1, 1948, under section 7A of the zoning resolution, of Charles N. and Selig Whinston, applicants, on behalf of 733 Columbus Avenue Corp., owner, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection; premises 70-72 West 96th street, south side, 61 ft. 8 $\frac{1}{2}$ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 25, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 1, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 14, 1948, 10 A.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 7, 1948, were approved as printed in the Bulletin of December 14, 1948, Vol. 33, No. 50.

ZONING APPLICATIONS

120-33-BZ

APPLICANT—Daniel Santoro, for Robert A. Stella, owner.

SUBJECT—Application reopened January 20, 1948—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m. for applicant to obtain additional decision from the Department of Housing and Buildings.

489-38-BZ

APPLICANT—Esso Standard Oil Co., owner (Colonial Beacon Oil Co., former owner).

SUBJECT—Application reopened September 21, 1948—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, for a term of ten years, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Ed. Hoffman, Park Dep't.

ACTION OF BOARD—Laid over, no date set. Applicant to be notified.

1000-40-BZ

APPLICANT—Booth, Lipton and Lipton, for Eckert Realty Corp., owner.

SUBJECT—Application reopened and restored to calendar April 20, 1948—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board).

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold A. Lipton.

For Opposition: Louis Horwitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 18, 1949 at 10 a.m. for applicant to submit correct and complete plans.

788-46-BZ

APPLICANT—Imre Chairman, for John H. Bush, owner (Alex Beck, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, for a period of five years.

PREMISES AFFECTED—1955 Webster avenue, west side, 40 ft. south of East 178th street and 360 East 178th street, south side, 21 ft. west of Webster avenue (Block 2815, part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Imre Chairman and Henry Glaub.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application taken off calendar and referred to Engineer.

100-48-BZ

APPLICANT—Imre Chairman, for John H. Bush, owner (Henry Bellman, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing building as a motor vehicle repair shop, for a period of five years.

PREMISES AFFECTED—1878 (displayed) Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Imre Chairman and Henry Bellman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Edw. Hoffman, Park Dep't.

ACTION OF BOARD—Application taken off calendar and referred back to Engineer.

700-48-BZ

APPLICANT—Lama and Proskauer, for Joseph DiBari, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted.

PREMISES AFFECTED—1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama and Joseph DiBari.

For Opposition: Louis E. Fine, Louis Schaefer, Joseph Hamerschlag, Gustave Schroeder, Moe Moss, Lester Weisel, Mamie Bruno, Grace Galeazzi, Dorothy Liotta, Sarah McClean and Thelma McCarthy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m., for inspection and decision without further argument.

809-48-BZ

APPLICANT—Joseph F. Kern, for Emmy Hegemann, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and local retail use district, the use of frame building as a factory.

PREMISES AFFECTED—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph F. Kern.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m., for inspection and decision without further argument.

841-48-BZ

APPLICANT—Lama and Proskauer, for B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessees).

SUBJECT—Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor.

PREMISES AFFECTED—202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Fox,

For Opposition: Donald Freund, John J. Noonan,

Henry P. Bevans, Abraham Futernick, Thomas

L. O'Hagan, Howard P. B. Smith, Joseph

Rothafel, Joseph M. Monahan, Patrick J. Kane,

Anita Hackett, Jennie Kane, Jessie A. Sheridan and others.

For Administration: Samuel L. Becker, Dep't of

Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m. for inspection and decision without further argument.

890-48-BZ

APPLICANT—Edward J. Hurley, for Johnad Realty Corp., owner (John A. Dursi, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted.

PREMISES AFFECTED—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

APPEARANCES—

For Applicant: Edward J. Hurley, John A. Dursi James DeLazzero.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m. for inspection and decision without further argument.

942-48-BZ

APPLICANT—Charles N. and Selig Whinston, for 733 Columbus Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection.

PREMISES AFFECTED—70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston and Dr. Harvey A. Wiggs.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m. for inspection; applicant to file revised plans of the store fronts and report to Board on status of existing tenants.

1377-22-BZ

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and Mabel Jentz Brennan, owners, (Sam Zenner, lessee).

SUBJECT—Application, reopened July 7, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles in addition to the existing garage for four motor vehicles (previously granted by the Board).

PREMISES AFFECTED—132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1377-22-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district the maintenance of a garage for the storage of four (4) motor vehicles of the pleasure car type, affecting premises 132-136 Covert street, south side, 344 ft. east of Evergreen avenue (Block 3422, Lot 25), Borough of Brooklyn, was granted by the Board on February 20, 1923 on certain conditions; and

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WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles in addition to the existing garage for four (4) motor vehicles; and

WHEREAS, this application was reopened on July 7, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 23, 1948, after due notice by publication in the Bulletin, and laid over to December 7, 1948 and then to December 14, 1948, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Evergreen avenue is in a business use, C area, Class 1 height district; Covert street is in residence and business use, C area and Class 1 height districts; and the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1948 acting on Alt. Applic. 1478-48, reads:

"1. Parking & storage of more than 5 cars in a residential district, is contrary to Art. 2 Sect. 3 of the zoning resolution; note these premises were subject of an appeal to the Bd. of Standards & Appeals under Cal. #1377-22-BZ, at which time the Bd. of Standards & Appeals granted permission for the storage of 4 motor vehicles. In view of this action by the Bd. of Standards & Appeals, any evidence seeking to establish a nonconforming use prior to 1916 cannot be considered by this Dept. but should be submitted for consideration to the Bd. of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot 62 ft., 6 in. front by 100 ft. in depth (irregular), on which is located a two family frame dwelling, a 1-car steel garage, a 4-car steel garage, a one-story wooden stable and a wooden open shed; that it is proposed to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot, and to remove the open shed and stable; that it is also proposed to erect a legal shed along and near the westerly lot line as a protection for parked autos; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof, to permit the premises to be occupied as proposed and as indicated on revised plans marked "Received December 9, 1948," for the parking and storage of more than five motor vehicles of the pleasure car type only in addition to one steel garage as permitted by the Department of Housing and Buildings and four steel garages as permitted by the Board under Cal. No. 1377-22-BZ, on February 20, 1923; that the existing two family frame house may remain but the existing wooden stable and shed along the westerly lot line and the fencing along Covert street shall be removed as proposed and no new structures erected; that along the interior lot lines and the street building lines there shall be erected a substantial woven wire fence of the chain link type of a height not less than 5 ft. 6 in.; that proper aisles shall be maintained; that the plot shall be suitably surfaced; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1437-39-BZ

APPLICANT—Louis B. Siegel, for Max Schuman, owner.

SUBJECT—Application reopened and restored to the calendar November 16, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, the sale and display of used cars (previously granted by the Board for extension of gasoline service station which was never built); (reopened and withdrawn re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—179-29 Jamaica avenue, northeast corner of 179th place (Block 9896, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Louis B. Siegel.

For Opposition: Nathan L. Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1437-39-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, to permit in a business use district the reconstruction, rearrangement and alteration of the legally existing gasoline service station, affecting premises 179-29 Jamaica avenue, northeast corner of 179th place (Block No. 9896, Lot No. 1), Jamaica, Borough of Queens, was granted by the Board on May 6, 1941, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles and the sale and display of used cars, previously granted by the Board for extension of a gasoline service station, which station was never built; and

WHEREAS, this application was reopened on November 16, 1948, and set for hearing on December 14, 1948, at 10 a.m., subject to usual procedure, all notices to be sent out by December 1, 1948; and

WHEREAS, a public hearing was held on December 14, 1948, after due notice by publication in the bulletin; and

WHEREAS, the decision of the borough superintendent dated October 30, 1948 on Alt. Applic. 2568-48 reads:

"1. Proposed use of premises located in a retail and residence district for the sale of used cars is contrary to Sec. 3 and 4-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.48 ft. frontage by 150 ft. in depth, irregular, presently used as a parking lot for five motor vehicles; that it is proposed to use the premises for the parking and storage of more than five motor vehicles and for the sale and display of more than five motor vehicles; and

WHEREAS, the applicant contends that request is made to permit the use of about 75% of the lot for parking and storage of used cars for more than five cars for the purpose of resale; that no other work is contemplated; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, the applicant changed the basis of his application to read Section 7e; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under Section 7, subdivision e of the zoning resolution; and

WHEREAS, the applicant states that the permit has been issued by the Department of Housing and Buildings to permit the portion of the plot within the retail use district to be occupied for parking and storage of more than five (5) motor vehicles.

Resolved, that the Board of Standards and Appeals does

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hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years to permit the premises within the retail use district to be occupied for the sale of motor vehicles *on condition* that the plot shall comply with the requirements of the permit as issued by the Department of Housing and Buildings for the parking of more than five motor vehicles; that no additional curb cuts shall be maintained; that the fencing shall be maintained as required for the parking use; that any signs advertising the sale of used cars shall comply with the requirements therefor; that during the term of this variance the premises shall be occupied for no other use than the parking as permitted by the Department of Housing and Buildings and the sale of used cars as herein permitted and no building shall be erected except there may be erected toward the center of the plot, as proposed, a building not exceeding 100 sq. ft. in area, which may be of frame, provided it is not more than one story in height, to serve as an office and shelter for the attendant, except that the existing building, not exceeding 13 ft. by 16 ft. and one story in height, may be continued if approved by the Department of Housing and Buildings; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

1178-40-BZ

APPLICANT—Herman Kron and Jerome Voletsky, for Trustee of Columbia University, owner (Jacob Goldstein, lessee).

SUBJECT—Application reopened September 21, 1948—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of more than five motor vehicles (previously denied by the Board).

PREMISES AFFECTED—309 East 34th street, north side, 100 ft. east of 2nd avenue and 302-304 East 35th street (Block 940, Lots 8 and 58), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron, Jerome Voletsky and Jacob Goldstein.

For Opposition: Robert F. Nolan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1178-40-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles; premises 309-311 East 34th street, north side, 100 ft. east of Second avenue and 302-306 East 35th street (Block No. 940, Lot Nos. 8 and 58), Borough of Manhattan, was denied by the Board on March 11, 1941; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h and 7c of the zoning resolution, to permit in residence and business use districts, the parking and storage of more than five (5) motor vehicles affecting premises 309 East 34th street, north side, 100 ft. east of 2nd avenue, 300-304 East 35th street, and 634-640 2nd avenue, southeast corner (Block 940, Lots 8, 58, 59, 60 and 61), Borough of Manhattan; and

WHEREAS, this application was reopened on September 21, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on November 16,

1948 after due notice by publication in the Bulletin, and laid over to December 7, 1948, for applicant to file revised plans, including additional lots, and a new decision of the borough superintendent, also to file authorization of owner of lots, and again laid over to December 14, 1948, for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use B area, class 1½ height district, East 35th street, East 34th street and the site are in residence and business use B area class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 24, 1948 as to amendment to Alt. Applic. 997-48 reads:

“Proposal to use a lot partly in a business and partly in a residence use district for parking and storage for more than five cars is contrary to Sec. 3, Art. 11, Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 34 ft. frontage by 197.6 ft. in depth on East 34th street, 134 ft. frontage by 61 ft. in depth on East 35th street and 61 ft. frontage by 134 ft. depth on 2nd avenue, all presently vacant; that it is proposed to use the vacant plot for the parking and storage of more than 5 motor vehicles; and

WHEREAS, the applicant contends that in the vicinity are located shopping centers all of which increase parking needs in this area; that it is requested this application be granted in the public interest for a term of two years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under Section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of two (2) years, to permit the premises within the business and residential use area to be occupied as proposed for the parking and storage of more than five (5) motor vehicles, *on condition* that the premises shall be arranged as indicated on plans filed with this application marked “Received November 23, 1948,” 2 sheets, that on the interior and street lines where walls of existing buildings do not occur there shall be erected a substantial woven wire fence of the chain link type with anchored steel posts continuously with no openings except one to Second avenue, not exceeding 15 ft. in width, and one opening to East 34th street of similar width; that the curb cuts opposite shall be of similar width; that the premises shall be graded substantially to the grade of surrounding streets and shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder and properly rolled and graded; that bumpers shall be maintained along all fences and walls to prevent damage thereto; that during the term of this variance the premises shall be occupied for no other use than the use herein permitted and no buildings shall be erected thereon except there may be erected one building for use as the office and shelter of the attendant, erected at the entrance to East 34th street or 2nd avenue; that such building shall comply with the requirements of the Building Code and shall not exceed 100 sq. ft. in area and shall not be more than one story in height; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence at both East 34th street and 2nd avenue, adjacent to the entrance advertising the parking and storage of cars and the rates charged and such additional information as may be required by the Commissioner of Licenses; that such signs shall not exceed 15 sq. ft. each and shall not extend beyond the building line and shall not be illuminated; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

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550-48-BZ

APPLICANT—Samuel Rosenblum, for West 17th Street Garage Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of existing garage for more than five motor vehicles on first to fourth floors inclusive, to include fifth to sixth floors.

PREMISES AFFECTED—214-216 West 17th street, south side, 162 ft. west of 7th avenue (Block 766, Lot 53), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, J. R. Heller and Mildred Quinn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (550-48-BZ)

WHEREAS, Samuel Rosenblum, for West 17th Street Garage Inc., owner, filed June 3, 1948, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of existing storage garage for more than five (5) motor vehicles on first to fourth floors, inclusive, to include fifth and sixth floors; affecting premises 214-216 West 17th street, south side, 162 feet west of 7th avenue (Block 766, Lot 53), Borough of Manhattan; and

WHEREAS, a public hearing was held on November 30, 1948, after due notice by publication in the Bulletin, and laid over to December 14, 1948, for inspection and decision without further argument; and

WHEREAS, district maps accompanying the zoning resolution show that 7th avenue is in a retail use, B area, class 2 height district; West 17th street is in residence and retail use, B area and class 1½ and 2 height districts; and the site is in a residence use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1948, as to Alt. Applic. 783-48, reads:

"1. The vertical extension of the conforming use as garage on four stories in an unrestricted district, to include the 5th & 6th floor in the Class 3 structure presently located within a Residence 'B' district is contrary to Art. II Sec. 3 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 92 ft. in depth, on which is located a building 50 ft. front by 88 ft. 6 in. in depth, 6 stories, 75 ft. in height, of class 3 construction, presently used as a garage for more than five motor vehicles for four floors; upper two floors were supposed to remain vacant; that it is proposed to use the fifth and sixth stories as a garage for more than five motor vehicles; that it is proposed to install an automatic sprinkler system; and

WHEREAS, the applicant contends that this building was built in 1895 for a storage warehouse and converted in 1928 to garage occupancy; at that time the district was unrestricted; that the owners were unable to complete the structure and in 1928 revamped the building so as to use only the lower four floors, leaving the upper two vacant; that the floors were covered with 2½ in. of concrete and the ceilings were protected by ½ in. plaster boards and 26 gauge metal underneath; that a certificate of occupancy No. 14573 of 1928 was obtained, copy of which is filed herewith; that in November 1936 this street was rezoned along with a group of streets on the lower west side and the present classification is for residence use; that on this block within the area of notification are eight-story loft

buildings, 3-story brick garages; that across the street are 9-story brick offices and factory, 12-story warehouses, loft buildings, 8-story loft building, 12-story warehouses and structures of that nature; that these structures by their area and height preclude the possibility of converting same to residential use; that the demand for garage space in this neighborhood is greater than the present capacity of the existing building and to meet this demand it is desired to use the two upper floors; that this extension and use was permissible at the time of the original alteration, if the owners had made the entire structure fireproof; that after the alteration, when repairs were necessary, the vacant floors were similarly protected as the floors below; that while the building is not of fireproof construction, it is so protected by fire retarding covering and it is proposed in lieu of the requirements for fireproof construction to install an automatic sprinkler system, which would not be required otherwise; that construction in itself does not prevent the start or spread of fire, whereas the form of protection proposed will add protection in excess of that required by the Code, because the structure would be fire-retarded and in addition have sprinkler equipment, which would prevent the spread of fire; that the occupancy of the entire premises would not be over ten persons, there being employees merely for handling the ingress and egress of cars, so that the exit facilities are ample for this type of occupancy; that there is a fire-retarded enclosed stairway and also a fire escape with fireproof windows on course of same and egress to adjoining tenement house yard and thence to street; and

WHEREAS, C.O. 14573-28 (Alt. 170-27) permits in an unrestricted use district use of 1st to 4th story as a garage for more than 5 cars, 10 persons, 120 lbs. L.L. 5th & 6th stories—to remain vacant; and

WHEREAS, Viol. 1771-48 was issued for occupying 5th & 6th floors for storage & parking automobiles contrary to C.O.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under Section 7c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the existing two top stories to be occupied as a public garage for more than five (5) cars in conjunction with the balance of the building as proposed and as indicated on plans filed with this application marked "Received June 3, 1948," 3 sheets, on condition that an automatic sprinkler system shall be installed throughout the entire building; that the elevator doors and exits shall be repaired to comply with the requirements of the Building Code; that the whole building be put into structural and fire safe condition to the satisfaction of the borough superintendent; that the house-keeping conditions throughout the garage shall be maintained to the satisfaction of the fire commissioner; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under calendar No. 551-48-A, by resolution adopted this day; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

766-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i, 7A and 21 of the zoning resolution, to permit in a business use district, the alteration and reconstruction of existing gasoline service station to include retail sales, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection.

MINUTES

PREMISES AFFECTED—6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher, Alfred G. Vollmar, James J. Creahan and Timothy J. Shea.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (766-48-BZ)

WHEREAS, George H. Colin for Crew Levick Corporation, owner, Cities Service Oil Company, lessee, filed September 1, 1948, an application under section 7c, 7i, 7A and 21 of the zoning resolution, to permit in a business use district the alteration and reconstruction of existing gasoline service station to include retail sales of motor vehicle accessories, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; affecting premises 6761 to 6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on December 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 68th street is in residence and business use, C area and class 1¼ height districts; 4th avenue and the site are in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 10, 1948, as to N.B. Applic. 394-48, reads:

"1. The alteration and reconstruction of a gasoline service station for use as a gasoline service station, retail sales, car laundry, lubritorium with minor motor vehicle repairs, located in a business use district is contrary to the Zoning Resolution, Art. II, Sect. 4(a), (29) and (46).

"2. The location of a business entrance to the premises more than 25 ft. distance from the corner of 4th avenue on 68th street as shown by curb is contrary to Sect. 7A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 47 ft. 3 in. frontage by 82 ft. 11½ in. in depth, irregular on which is located an office 15 by 18 ft., one story in height, an outside hydraulic lift and a three pump concrete island; that it is proposed to remove the building and to erect a building 45 ft. 11 in. front by 30 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used as an office, lubritorium, auto laundry, rest rooms, storage, work and heater rooms; and

WHEREAS, the entire structure will be faced with white stucco finish or porcelain enamel skin and will conform to the standard pattern of Cities Service Oil Company; that the existing lattice fence will be retained along the northerly interior lot line not occupied by the proposed building; that the existing pump island will be shortened, and the existing lift will be removed; that the existing yard paving on the area not occupied by the proposed building will be retained; that the owner is at present under a special and unique hardship in respect of the property involved in this application; that by reason of its inability to effect the proposed improvements, and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivisions c and i, and section 7A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7A, to permit the rearrangement and reconstruction of the legally existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 8, 1948," 5 sheets; *on condition* that all existing structures, signs, fences and pumps shall be removed from the premises and the premises shall be arranged substantially as shown on such plans except that the accessory building shall be located not nearer than 5 ft. to the easterly lot line of the adjoining premises, Lot. 82; that from the accessory building to 4th avenue on the northerly lot line there shall be erected a masonry fence properly coped not less than 5 ft. 6 in. in height, except that such fence may be reduced to a height of 4 ft. within 5 ft. of the building line of 4th avenue; that the existing curb cuts as indicated and as proposed shall be maintained and no additional curb cuts shall be installed; that there shall be installed within the building line at the intersection, a block of concrete which may be segmental in shape and not less than 12 in. in height, extending for a distance of 5 ft. along both building lines; that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and the illuminated globes of pumps, excluding all temporary signs and all roof signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that lighting for general illumination may be by pipe standards as proposed with the metal reflectors reflecting downwardly and away from the adjoining residential occupancies; that the area where not occupied by accessory buildings and pumps shall be paved with concrete or colprovia or other suitably impervious material, including the space behind the accessory building to the adjoining lot line; that the sidewalk and curbs shall be repaired or restored to the satisfaction of the Borough President; that the accessory building shall be arranged as proposed and as shown on such plans; that no repairing shall be done on the premises, except there may be minor repairing with hand tools only under section 7i; that no windows or other openings shall be constructed in the northerly or easterly walls of the accessory building; that the boiler room in the accessory building shall be enterable only from the exterior and shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded; that no greasing or repair pits shall be maintained; that greasing equipment shall be of the hydraulic type; that there shall be erected a closure fence between the accessory building and the building on adjoining lot 82 at front and rear which shall be of the woven wire chain link type and with a gate therein to 68th street which shall be kept locked; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

821-48-BZ

APPLICANT—Lama and Proskauer, for Julia Homelsky, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop.

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PREMISES AFFECTED—81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38, 42 and 47), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Morris Schnictman, Elizabeth Pay, Helen Cinert, Agnes Weir, Margaret E. Strong, Martha Schleyer, Jay F. Tiffany and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (821-48-BZ)

WHEREAS, Lama and Proskauer for Julia Homelsky, owner, filed September 15, 1948 an application under sections 7e, 7f and 7i, of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and motor vehicle repair shop, affecting premises 81-15 Caldwell avenue and 60-32 to 60-44 82nd street, northwest corner (Block 2919, Lots 38, 42 and 47), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on December 14, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Caldwell avenue is in a business use D area class 1 height district; 82nd street and the site are in residence and business use D area class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 10, 1948 as to N.B. Applic. 3665-48 reads:

"1. The construction of a gasoline service station including auto laundry, lubritorium, repairs and office in a Bus. & Res. Dist. is contrary to Art. 2, Secs. 3 & 4a-sub. 29 and 46 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 119.17 ft. frontage by 149.17 ft. in depth, irregular, on which is located a two story frame dwelling which is to be removed; that it is proposed to erect a building 60 ft. front by 31 ft. in depth, one story, 17 ft. (average) in height, of class 3 construction, to be used as an auto laundry, lubritorium, motor vehicle repair shop and office; that it is proposed to install six 550 gallon gasoline storage tanks and four dispensing pumps; and

WHEREAS, the applicant contends that although part of the site is in a residence zone, that part will be left unbuilt upon and will serve to protect the residential property to the north on 82nd street; that this area will be planted and sodded and maintained as a planted area at all times; that the residence area to the west will also be protected with a planted area; that therefore the adjoining properties will receive more protection, light and ventilation than if the site were developed with a conforming use; that the architectural composition of the building and its large setback from both building lines will also serve the community to a better effect, more so than if conforming uses were erected on the building line and of any type of architectural composition that the owner would elect; and

WHEREAS, the premises and surrounding area have been inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions c, f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 3665-48, Obj. 1, be and it hereby is *affirmed* and the application be and it hereby is *denied*.

909-48-BZ

APPLICANT—Joseph B. Lynch, for William J. Rogers, owner (Pelham Park Boat Service, lessee).

SUBJECT—Application (decision of commissioner of Marine and Aviation) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the installation of three 2,000 gallon tanks to be used for marine white gasoline and diesel oil, to be used in conjunction with existing boat works.

PREMISES AFFECTED—1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of Lot 32), Eastchester Bay, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch and George Deveau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Blum and Deputy Chief Guinee 3

Negative 0

Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (909-48-BZ)

WHEREAS, Joseph B. Lynch for William J. Rogers, owner, Pelham Park Boat Service, lessee, filed October 19, 1948, an application under sections 7i and 21 of the zoning resolution, to permit in a business use district, the installation of three (3) 2000 gallon tanks to be used for marine white gasoline and diesel oil, to be used in conjunction with existing boat works, affecting premises 1490 Outlook avenue, east side, foot of Griswold avenue (Block 5417, Lots 26, 27 and part of 32), Eastchester Bay, Borough of The Bronx; and

WHEREAS, a public hearing was held on December 14, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Griswold avenue and Outlook avenue are in a business use, C area and class 1¼ height district; and the site is in a business use, C and E area and class 1¼ height district; and

WHEREAS, the decision of the Department of Marine and Aviation, dated September 20, 1948, reads:

"On May 14, 1948 you applied for a permit to install two 2000 gallon marine gasoline tanks and one 2000 gallon diesel oil tank on the east of Outlook ave., foot of Griswold avenue, Eastchester Bay, Borough of The Bronx.

"The above location is a business district and the proposed installation is contrary to Art. 2, Para. 4 Subdiv. 46, of the zoning resolution of the City of New York which prohibits gasoline or oil selling stations in a business district."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. front by 530 ft. in depth, irregular, on which is located a boat yard, a building for the repair of boats and an office; that it is proposed to install two 2000 gallon tanks for marine white gasoline and one 2000 gallon tank for Diesel oil; that the tanks will be buried and encased in 12 in. of concrete and will conform with Chapter 19 of the Administrative Code for tanks in connection with marine terminals or outlets; that approved type dispensers will be provided; and

WHEREAS, the applicant contends that the tanks will be used in conjunction with the boat works and the products will also be dispensed to motor launches, boats and other vessels using this marine basin; that there will be no storage of commercial motor fuel for use or sale to automobiles and the premises will not be used as a gasoline service

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station for that use but will be confined solely to use as a small marine terminal or outlet; that fire extinguishing equipment satisfactory to the fire commissioner will be installed; that as shown on the plan filed, one of the present barges or floats will be relocated and the entire plot will be graded and resurfaced; that interior lot line fences of woven wire will be provided and the entrance from Outlook avenue will be limited to one vehicular gate on the north-erly side of the street; that the premises have been zoned for business use since 1937 but however in 1947 the Plan-ning Commission rezoned the area, from C, to C for 100 ft. to a line 100 ft. east of Outlook avenue, and E from that point to the U. S. Pierhead line; that there are numerous small boats using this section of Throggs Neck and there is a definite need of motor fuel for their operation; that it will tend to prevent the purchase of marine white gasoline at gasoline stations and carrying same to the small vessels; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the applica-tion be and it hereby is *granted* under section 7c thereof, to permit the additional use of storage and sale of marine white gasoline and diesel oil as proposed, such gasoline and diesel oil to be stored in tanks as may be approved under the Administrative Code *on condition* that there shall be no sale to motor vehicles on the street and no advertising of the sale of gas to boats except within the premises; that in all other respects, the premises shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

937-48-BZ

APPLICANT—Charles J. Stidolph, for Evergreen Ceme-tery, owner.

SUBJECT—Application (decision of the borough superin-tendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing administrative offices.

PREMISES AFFECTED—1617-1661 Bushwick avenue, northwest corner of Highland boulevard, (Block 3475, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles J. Stidolph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (937-48-BZ)

WHEREAS, Charles J. Stidolph for Evergreen Cemetery, owner, filed October 22, 1948, an application under section 7c of the zoning resolution, to permit in a residence use district the extension to existing administrative offices, affect-ing premises 1617 to 1661 Bushwick avenue, northwest cor-ner of Highland boulevard (Block 3475, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on December 14, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bushwick avenue is in residence and business use, C area districts and the site is in a residence use, C area district; and

WHEREAS, the decision of the borough superintendent, dated October 24, 1948, as to Alt. Applic. 2708-48, reads:

"2. Proposed extension in residence zone is contrary to Art. II, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 3000 ft. front by 1800 ft. in depth, on which is located a building 37 ft. by 35 ft. 4 in., irregular, 1½ stories, 18 ft. in height, of Class 3 construction, presently used as an administrative office for the cemetery; that it is pro-posed to extend the present building 34 ft. by 35 ft. 4 in. 1½ stories, 18 ft. in height, of Class 3 construction, to be used as offices in conjunction with existing building; and

WHEREAS, the applicant states it is proposed to build a 1½ story extension and cellar to present administrative office for the purpose of providing additional office and vault space on 1st floor; lavatories, kitchen, dining room and recreation room in cellar of new extension and a 1 car garage in cellar of existing building; that the extension is flanked on all sides by mausoleums and graves and is ap-proximately 1400 ft. from the nearest public road or build-ing; that since the use of this property for the purpose pro-posed is not out of keeping with surroundings it is earnestly requested that the Board grant permission to construct this extension; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use dis-trict regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension of use as proposed and as indicated on plans filed with this application marked "Re-ceived October 22, 1948," five sheets, and one sheet marked "Received November 12, 1948," *on condition* that the build-ing shall be used as proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolu-tion.

APPEALS FROM ADMINISTRATIVE DECISIONS

1344-39-A

APPLICANT—Saul Goldsmith, for Boerum Corp., owner (The Ullman Co., Inc., lessee).

SUBJECT—Application reopened November 16, 1948—re appeal from an order of the fire commissioner.

PREMISES AFFECTED—319-329 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith and Joseph Manges.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to December 21, 1948 at 10 a.m. for report from Inspector of Division of Combustibles, Fire Department and for applicant to file additional information.

810-48-A

APPLICANT—Joseph F. Kern, for Emmy Hegemann, owner.

SUBJECT—Appeal from a decision of the borough superin-tendent.

PREMISES AFFECTED—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor; (Block 13007, Lot 17), Springfield Gardens, Borough of Queens, (under section 35, General City Law re bed of mapped street—Montauk street).

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APPEARANCES—

For Applicant: Joseph F. Kern.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at
10 a.m. for inspection and decision without further
argument.

891-48-A

APPLICANT—Edward J. Hurley, for Johnad Realty Corp.,
owner.

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—630-634 East Fordham road,
south side, 26 ft. west of Belmont avenue and 2509
Belmont avenue (Block 3078, lots 54, 56 and 59),
Borough of The Bronx.

APPEARANCES—

For Applicant: Edward J. Hurley, John A. Dursi
and James DeLazzerio.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at
10 a.m. for inspection and decision without further
argument.

378-48-A

APPLICANT—Carmelo Miceli (lessee), for Anthony
Borelli, owner.

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—5121 2nd avenue, east side, 20
ft. north of 52nd street (ground floor); (Block
792, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, on written
request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

524-48-A

APPLICANT—Carroll Blake, for Louis Jentz, Jr. and
Mabel Jentz Brennan, owners (Sam Zenner,
lessee).

SUBJECT—Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—132-136 Covert street, south
side, 344 ft. east of Evergreen avenue (Block 3422,
Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of
action taken by the Board this day under Cal.
1377-22-BZ, Vol. 2.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

551-48-A

APPLICANT—Samuel Rosenblum, for West 17th Street
Garage, Inc., owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—214-216 West 17th street, south
side, 162 ft. west of 7th avenue (5th and 6th
floors); (Block 766, Lot 53), Borough of Manhat-
tan.

APPEARANCES—

For Applicant: Samuel Rosenblum, J. R. Heller
and Mildred Quinn.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (551-48-A)

WHEREAS, Samuel Rosenblum for West 17th Street Ga-
rage, Inc., owner, filed June 3, 1948, an appeal from a deci-
sion of the borough superintendent, affecting premises 214-216
West 17th street, south side, 162 ft. west of 7th avenue
(5th and 6th floors); (Block 766, Lot 53), Borough of Man-
hattan; and

WHEREAS, the decision of the borough superintendent
dated May 12, 1948, as to Alt. Applic. 783-48, reads:

"3. The new use would require the building to be of
fireproof construction C26-254 Adm. Code.

4. The means of egress are inadequate as per
(6.1.5) C26-276 Adm. Code, Art. 8 §152 of the old
code required two means of egress."

and

WHEREAS, the applicant states that the building is six
stories, 75 ft. in height; 50 ft. by 88 ft. 6 in. in area, of
class 3 construction; erected 1895; located on a lot 50 ft.
by 92 ft. in area, in a residence use B area, class 1½ height
district and used and occupied since 1928, cellar, storage of
more than five motor vehicles and boiler room, 1 person;
1st to 4th stories, inclusive, garage for more than five
motor vehicles; 5th floor, storage; 6th floor, storage; that
the total occupancy throughout the building is 10 persons,
proposed to be used and occupied throughout as a garage
for more than five motor vehicles with a total occupancy of
10 persons; that the building is provided with one interior
3 ft. 8 in. wide wood stairs, enclosed in fire retarded par-
titions, equipped with fireproof self-closing doors leading
direct to street and provided with a ladder and scuttle to
roof; that one fire escape at the rear extends to yard by
stairs with egress from yard to the yard of building in the
rear and thence to street; that window and door openings
on the course of fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that it is proposed to
convert the two upper stories to garage use; that at the
time of the original alteration of the premises it would
have been permissible to use the entire structure if it were
fireproof throughout; that limitations as to finance pre-
cluded such alteration at that time and the use was therefore
limited to the lower four floors; that it is proposed to pro-
tect the two upper floors by fire retarding in a manner
similar to the lower floors and in addition provide sprinkler
equipment for the premises; that the sprinkler system will be
automatic and will eliminate the possibility of the spread
of fire and will give good protection; that in addition, all
the floors will have concrete surfacing and ceilings will be
fire retarded; that the occupancy will be limited to 10 per-
sons; that there is a fire retarded enclosed stairway and a
fire escape provided as egress; and

WHEREAS, Certificate of Occupancy 14573, issued Novem-
ber 1, 1927, permits the 1st to 4th floor to be used for
garage for more than five cars with 120 lbs. live load and
the 5th and 6th stories with 120 lb. live load to remain
vacant; and

WHEREAS, the premises and surrounding area were in-
spected by a Committee of the Board.

Resolved, that the decision of the borough superintendent,
acting on Alt. Applic. 783-48, be and it hereby is *modified*
and that the appeal be and it hereby is *granted* as to Objec-
tion 3, *on condition*, that the building shall not be increased
in height or area; as to Objection 4, that the means of egress
as proposed under Cal. 550-48-BZ shall be maintained;
that all the work and all the conditions specified in the

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resolution adopted this day under Cal. 550-48-BZ shall be maintained and complied with..

875-48-A

APPLICANT—Litho Chemical and Supply Co., for Dome Trading Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—53-63 Park Row, east side, 10 ft. north of Frankfort street, entire block bounded by Brooklyn Bridge Ramp, north side and William street, south side (14th floor); (Block 121, Lots 30 to 34), Borough of Manhattan.

APPEARANCES—

For Applicant: George L. Thompson.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (875-48-A)

WHEREAS, Litho Chemical & Supply Company, (lessee, 14th floor) for Dome Trading Corporation, owner, filed September 9, 1948 an appeal from an order and decision of the fire commissioner, affecting premises 53-63 Park Row, east side, 10 ft. north of Frankfort street, block bounded by Brooklyn Bridge, William street, Frankfort street and Park Row (Block 121, Lots 30 to 34), 14th floor, Borough of Manhattan; and

WHEREAS, Order 59017-LC issued by the fire commissioner July 22, 1948 reads:

"1. Discontinue the manufacture of inflammable and/or combustible mixtures on premises occupied in part as a school."

and

WHEREAS, the decision of the fire commissioner dated August 10, 1948 reads:

"This will acknowledge receipt of your letter of July 28th, concerning our Order No. 59017LC.

"It is regretted that the Fire Commissioner is without power to grant any extension or modification of the violation in view of the nature of the occupancy of the building."

and

WHEREAS, the applicant states that the building is 14 stories, 264 ft. in height, 115 ft. by 183 ft. by 85 ft. by 236 ft. in area, of class 3 construction, erected in 1900, located in a business use B area class 2½ height district, used and occupied since 1932 as follows: cellar, printing and storage, 25 persons; basement, typesetting and storage, 20 persons; 1st floor, cigar store, soda fountain, office, jewelry store, barber shop, boot black, print shop, 39 persons; 2nd floor, newspaper offices, 50 persons; 3rd floor, business school, newspaper offices, 210 persons; 4th floor, union offices, Western Electric store room, 34 persons; 5th floor, Housing Authority offices, 175 persons; 6th floor, union offices, 37 persons; 7th floor, offices and night school, 81 persons; 8th floor, offices, 56 persons; 9th floor, offices, 42 persons; 10 floor, stock room, 140 persons; 11th floor, Housing Authority office, 100 persons; 12th floor, same, 75 persons; 13th floor, same, 139 persons; 14th floor, factories (cosmetic, lithograph supplies, engraver, printing devices), 24 persons; that the building is equipped with a one source sprinkler system, a standpipe system, an interior fire alarm system; that there are two interior fire-proof enclosed stairs, 46½ in. wide, leading from 1st floor to top story and provided with a ladder and scuttle to roof, and one exterior stairs on the north side of the building extending to roof by ladder and to grade by stairs; that window and door openings on the course of the exterior stairs are not fireproof self-closing; and

WHEREAS, the applicant states that the following inflam-

mable and combustible mixtures are stored and used in its manufacturing process:

Quantity	Flashpoint
Denatured alcohol, 100 gals. (drums)	70 deg. F.
Heavy Body Lacquer, 4 gals. (cans)	32 "
Lacquer Thinner, 5 gals. (cans)	32 "
Varsol, 200 gals. (drums)	112 "
Amyl Acetate, 54 gals. (drums)	96.8 "
Oil of Myrbane, 10 gals. (cans)	214 "
Oil of Citronella, 20 gals. (cans)	176 "
Oil of Lavender, 54 gals. (drums)	158 "
Spirits of Turpentine, 54 gals. (drums)	95 "
Litho Varnish No. 3, 54 gals. (drums)	575 "
Litho Varnish No. 5, 54 gals. (drums)	575 "
Albulac Plate Base, 30 gals (drums)	112 "
Jiffy Developing Ink, 54 gal. (drums)	96 "
qt. gal. cans	
Asphaltum Solution, 54 gals. (drums)	92 "
qt. gal. cans	
Stop-Out Solution, qt. gal. cans	32 "
Transol Developing Ink, 54 gals. (drums)	96 "
qt. gal. cans	

that these products are used in the lithographing industry as plate bases, developing inks and plate washout solutions and are generally stored in 54 gallon steel drums and packaged in quart and gallon tin cans; and

WHEREAS, the applicant contends that the materials in question have been used under Fire Department permits since 1932 when the applicant began its tenancy of the building; that the permit has now been revoked as part of the premises are being occupied as a school; that the schools consist of the Pace Institute and Pohs Institute who did not become tenants of the building until 1947, 16 years after the applicant's occupancy commenced; that the Pace Institute occupies 5,000 sq. ft. on the third floor and the Pohs Institute is an evening school teaching real estate and insurance subjects occupying 1,100 sq. ft. on the 7th floor; that Fire Department order 58057-C refers to storage of celluloid on the premises in question which never exceeded 10 lbs. and its storage has been discontinued entirely; that the applicant occupied 3,500 sq. ft. on the 14th (top) floor, protected by a sprinkler system augmented by hand type extinguishers as well as hose lines from the standpipes in the hallways; that the applicant is willing to comply with any recommendation as to safety and fire protection; that to be required to discontinue the manufacture of the items in which the materials in question are used would work a serious financial hardship on the applicant; that the applicant is endeavoring to obtain a manufacturing site in an industrial zone about January 1, 1949 at which time it will vacate the present space; that temporary quarters are impossible to obtain and the cost of dismantling and installing the equipment for temporary operation is prohibitive; that in view of the fact that the applicant's tenancy pre-dated by many years the school use in the building and since the school appears to be the basis for revocation of Fire Department permit, it is requested that the permit be reinstated for sufficient time for the applicant to locate his business elsewhere.

Resolved, that the decision of the fire commissioner as to Order 59017-LC be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the continuance of the use of inflammable and combustible mixtures as proposed and as previously permitted by the fire commissioner *on condition* that the premises shall be maintained to the satisfaction of the fire commissioner and the fire fighting equipment as described shall be maintained in accordance with the requirements therefor and to the fire commissioner's satisfaction; that all drums containing volatile inflammable liquids shall be equipped with a pump as approved by the Underwriter's Laboratories, Inc. or Factory Mutuals for pumping material from the drums; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects, the premises shall comply with all other laws, rules and regulations applicable thereto.

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MATERIALS AND APPLIANCE SUBMITTED FOR APPROVAL

786-48-SM

APPLICANT—Fox Brothers Manufacturing Co., Inc., owner.

SUBJECT—Fox-Made One and One Half Hour Wood Fire Door Assembly (2¼ inches thick), approval of.

APPEARANCES—

For Applicant: F. A. Hartman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (786-48-SM)

WHEREAS, the report of a committee on Test reads:

REPORT OF COMMITTEE ON TEST

October 22, 1948.

Re: Cal. 786-48-SM.

Subject: Fox-Made Wood Fire Door Assembly

Fox Bros. Mfg. Co. of St. Louis, Missouri, filed September 8, 1948, an application with the Board of Standards and Appeals for the approval of its material known as the Fox-Made Wood Fire Door Assembly under the requirements for fireproof doors as provided in C26-610.0 (10.1.18) and C26-178.o.b. of the Administrative Building Code and Section 101, subdivision 3 of the Multiple Dwelling Law.

Description

This door is manufactured at the applicant's plant in St. Louis, Missouri. The process of manufacturing was witnessed by Neal J. Campbell, C.E., who is a Board approved inspection Agency, on August 18, 20 and 23, 1948, at which time two doors made with inspector present were selected by the inspector to be tested at the Protexol Testing Laboratory in Kenilworth, New Jersey. The samples tested were full size door assemblies consisting of a flush type wood door, 3 ft. wide, 7 ft. high and 2¼ in. thick, mounted in fireproof wood door bucks the complete assemblies being set in the masonry wall of the test furnace. The wood, except for the face veneers, had been treated to Protexol Class A specifications with solutions of ammonium salts by the vacuum pressure method to render it fire resistant. The core was built up of Ponderosa Pine strips ¾ in. wide by 2 in. thick in the full length of the integral laminated sections. Sections include the core panels, stiles and rails. These were glued with a resorcinol-phenol resin glue (Lauxite RF-900). The core panels, stiles, and rails are mortised and tenoned. The doors have Walnut edge strips on all four edges approximately ¾ in. by 1½ in. Cross bands were of rotary cut poplar ½ in. thick extending across the width of the doors except for the edge strips. The face veneers (untreated) were Walnut ⅛ in. thick sanded to approximately 3/32 in. Cross banding and face veneers were glued up with the same resorcinol phenol resin type used in manufacturing the core.

The latching mechanisms were P. & F. Corbin No. 2588 Lock Assemblies having a bolt throw of ¾ in., set at mid-height and 2¾ in. o.c. from the edge. The doors were hung on one and one-half pairs of 5 in. Hager Offset Hinges and were hung so as to swing into the test furnace.

Both doors were set with approximately the same clearances; hingesides were close at bottom and ¼ in. at mid-height and top; lock sides were close at bottom to 1/16 in. at top; top of doors were close at hinge sides to 1/16 in. at lock sides; bottom of doors were ¼ in.

The test furnace is a fire brick structure approximately 10 ft. wide, 2 ft. deep and 12 ft. high with a

swinging door having a rough opening 62 in. x 93 in. in which the Opening Protective Assembly was installed for test.

Gas is supplied to the heating burners through a manifold at the back of the furnace with suitable controls for regulating the temperatures in the combustion chamber. A sufficient number of chromel-alumel thermocouples is provided for the determination of temperatures both within the furnace and on the unexposed face of the samples. Six ports in the sides of the furnace facilitate observations within the furnace on the exposed face of the test samples.

Inspection and Test

A test of this opening protective assembly was made at Protexol Testing Laboratory on September 17, 1948. Present at this test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test; Charles F. Paul representing the applicant, R. C. Bastress, F. A. Hartman, C. R. Hartman and M. J. Decker of the Laboratory and others.

The test was conducted in two parts. The first door was subjected to a three-quarter hour fire test exposure followed by the application of a hose stream and the second door was subjected to a one and one-half hour fire test. Both tests were conducted in accordance with standard time temperature curve and maintained within the five percent area tolerance for the full test period.

The first test sample was subjected to a 45 minute fire exposure. The exposed face veneer developed checks and blisters and small jets of flame appeared at scattered points. There was no material change in the shape of appearance of the sample at the end of the forty-five minute exposure. The fire was out at 45 minutes, 15 seconds and the hose stream applied at 47 minutes 00 seconds. The hose stream was applied for forty-five seconds duration without effect on the door construction.

The first one and one-half hour test was withdrawn due to a failure in the latching mechanism. The repeat test used hardware mentioned herein with these results. For the first fifteen minutes there was no change on the exposed face except blackening of the surface finish. At fifteen minutes, the exposed face veneer and cross-band began to separate. At twenty-one minutes, the core was exposed in lower lock-side corner. At twenty-seven minutes, the central portion of veneer buckled exposing core. At forty-two minutes, spurts of flame were visible generally over the surface of the exposed face. At eighty-four minutes, the finish of the unexposed face started to crystallize and whiten near lowest thermocouple pad. The unexposed face presented substantially the same appearance as at the start of the test. There was no indication of any break-through of smoke or flame at ninety minutes. Worthy of note was that the lock and latching mechanism operated readily in normal fashion. The average rise of transmitted temperature through the door was 0° at 30 minutes; 10° at 45 minutes; 38° at 60 minutes; and 150° at 90 minutes. The test was discontinued at 92 minutes and 30 seconds.

Recommendation

On the basis of these tests and the data submitted by the applicant the Committee on Test recommends the approval of the Fox-Made Wood Fire Door Assembly, including the wood frame, for use as an opening protective assembly in fireproof walls and partitions required to have a fire resistive rating of one and one-half hours under Section C26-610.0 (10.1.18) and C26-662.0 (10.8.3), Administrative Building Code, for use wherever a fireproof one and one-half hour door is required and (2) required to have a fire resisting rating of one and one-half hour under Section 101, subdivision 3 of the Multiple Dwelling Law, when constructed and hung strictly in accordance with the specifications set forth herein. No lock other than the P. & F. Corbin

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used in these tests or similar type shall be inserted in these doors. In bonding the wood material, only a resorcinol-phenol resin type of glue shall be used.

The Committee further recommends that all opening protective assemblies manufactured under this approval shall comply with the rules of the Board of Standards and Appeals for the inspection and identifying of Opening Protective Assemblies, and each door bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 786-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

790-48-SM

APPLICANT—Croker Fire Prevention Corporation, owner.
SUBJECT—Croker Fire Prevention Corp. Hose Outlet Valve, 1½ inch and 2½ inch, approval of.

APPEARANCES—

For Applicant: William Bauer.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (790-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 21, 1948,

Re: Cal. 790-48-SM

Subject: Croker Fire Prevention Corp. Hose Outlet Valve 1½ inch and 2½ inch, Approval of.

Croker Fire Prevention Corp., filed August 12, 1948, an application with the Board of Standards and Appeals for approval of the Croker Fire Prevention Corp. 1½ inch and 2½ inch Hose Outlet Valves, under the provisions of C26-178.0.b and C26-1397.0i and 1398, Administrative Building Code.

Description

These are angle type fire line hose outlet valves in 1½ inch size for 300 lbs. pressure and 2½ inch size for 175 lbs. pressure constructed of brass of good mixture and casting with composition disc.

These valves are manually operated shutoff with standard female machine thread on inlet side and New York Fire Dept. standard male hose thread on outlet side with female outlet for nipple. The markings are a lune with the letters ABC inside the lune and 1½ and 2½ cast on one side of valve, also 250 lbs. and 175 lbs. in ¾ in. letters cast on the valve body. The length with stem of the 2½ in. valve open is 13 inches overall to wheel; with stem closed 11¼ inches overall to wheel. Outside diameter 4¾ in.; inside diameter 4-7/16 inches. The wheel is 6 inches in diameter of iron red japanned with flow pointed arrow and word "open" in ¾ inch letters cast on wheel. The total weight, including wheel is 13½ lbs. The 1½ inch valve has a length overall open, 9-9/16 inches closed, 8⅝ inches; wheel diameter, 4 in; outside diameter of valve 5⅜ inches; inside, 5⅛ in.

These valves have been subjected to hydrostatic tests

by the Underwriters Laboratories, Inc., Chicago; Report # Extinguisher #1038 Application #47C1333, which is a part of this record. The two valves were found to have the requisite tighteners when tested under hydraulic pressures of 300 p.s.i. and 600 p.s.i. and no difficulty was found in operating the valves while under these pressures. The 1½ in. valve was subjected to a maximum internal pressure of 1500 p.s.i. and the 2½ in. valve to maximum internal pressure of 1250 p.s.i. without failure; slight leakage occurred at the threaded connection between body and bonnet of the 2½ inch valve at maximum test pressure.

The results of these tests show that the valves have the required factor of safety based on the maximum rated pressure.

Inspection and Test

The valves were inspected at the plant of the application at 32 West 31st Street, New York City, tests having been made by the Underwriters Laboratories, Inc. Present at the inspection were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and R. O. Lund, representing the applicant. A check of the valve was made by Peter Maher, Acting Deputy Chief Inspector, Fire Prevention Division, Fire Department.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends that the Croker 2½ inch hose outlet valve be approved as a Type A and the 1½ inch hose outlet valve as a Type B valve, designed in compliance with the hose outlet valve specifications of the Board of Standards and Appeals and may be used with male threads or with a hose rack nipple, all threads to be approved Fire Department standards. The valve shall have cast in the body of the valve:

1. The manufacturer's name or trademark.
2. The work pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

At least one of each completed hose valve shall be delivered to the office of the Board of Standards and Appeals for reference.

(Sgd.) CHARLES M. BLUM,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

965-48-SA

APPLICANT—Beam Manufacturing Company, for G. P. Castner, owner.

SUBJECT—A.M.C. and/or Wizard Automatic Clothes Washing Machine, approval of.

APPEARANCES—

For Applicant: Hewitt S. West, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (965-48-SA)

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

November 29, 1948.

Re: Cal. 965-48-SA.

Subject: AMC and Wizard Automatic Clothes Washing Machine, Approval of.

G. P. Castner, owner, Beam Manufacturing Company, applicant, filed November 10, 1948, an application with the Board of Standards and Appeals for approval of the AMC and Wizard Automatic Clothes Washing Machine under the provisions of C26-178.0.b and C26-1277.0 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

The machine is produced in one model, known as A.M.C. and/or Wizard Model A149-P and weighs approximately 275 lbs. and outside dimensions are 25" x 25" x 36" high. It is equipped with two 6 ft. rubber (3 ply) water hoses, one for hot water and one for cold water and both are equipped with female brass connections with gaskets to fit a standard hose connection or faucet. The discharge hose is 1" inside diameter and is 7½ ft. long with a gooseneck for hooking over edge of drain or slop sink or basin. The washer is designed to handle 9 lbs. maximum load; any well dissolved powdered soap can be used. Leveling jacks should be adjusted so that machine will be level and solid.

The method of operation is:

1. Turn on hot and cold water faucets.
2. When dial to the right and rear is set on hot, temperature of wash water will be however hot the water is in the heating tank; when dial is set on warm, it will be 100°. This is necessary for washing woolens and non-color fast material.
3. Then set operating control dial which is located on left side and to the rear on fill and lift up on dial. Water will now come into the machine. Water comes through the hot and cold water hoses and then passes through the water valve assembly, which is a "Dale water valve" after going through water valve it goes through a rubber hose, properly mixed, which is located in the back but outside of drain tub. Water then goes into and out of the water vacuum housing, which has a flapper assembly incorporated in it to prevent any suds or dirty water from touching the end of the incoming water pipe. This water pipe is located at least 1½ inches up from top of tub or where water could flow should drain hose plug up and machine fill with water to overflow point. This positive action will prevent any back syphoning.

The clothes are washed and through the fact there is a 5° taper on the side of the tub the water is spun out of the top due to centrifugal force. The water is not drained through the bottom of the wash tub. Through this operation, the wash tub is self-cleansing. Clothes are left in a spun damp dry condition. The maximum amount of hot water used by the machine is 14½ gallons; the maximum amount of cold water is 24 gallons. The complete time cycle for one load of clothes is 31 minutes. This machine has been approved by the Underwriters Laboratories.

Inspection and Test

This machine was inspected and tested at the test bench of the Department of Water Supply, Gas and Electricity. Present at the test were Commissioner Charles M. Blum and Chief Engineer Leslie V. Huber of the Committee on Test, Chief Inspectors Orme J. Burke and James McCormack of the Department of Water Supply, Gas and Electricity, and C. Kinsella of the Bureau of Gas and Electricity of the aforementioned department, and H. L. Nichols, represented the applicant. The result of the test was as follows:

During the course of the wash phase, soap powder was introduced at approximately 4 ounces normal dosage, and gradually increased through 8 and 12 ounces to 18 ounces dosage to simulate overloading of soap conditions. Immediately after the wash period, which takes 12 minutes, it was noted that after drainage of the soap and wash water, the annual space between the drum and the outer casing was filled to maximum capacity with heavy soap suds which, ordinarily, would create sufficient resistance to blow a fuse or stop the washer. This condition did not prevail in that the fluid drive feature successfully cushioned the excess load, which was further accentuated with a wash of 12 pounds, which is approximately 3 pounds more than the normal wash. The full cycle of operation is 31 minutes, using approximately 38 gallons of water. During the wash period, the mechanism oscillates at the rate of 73 oscillations per minute and during spin periods operates at the rate of 650 revolutions per minute.

The water supply is introduced through the air gap over the maximum top elevation of the unit with a minimum air gap of 1½" plus. During the entire period of operation no soap suds or moisture was found to exist in the air gap spacing and full atmospheric relief was thus afforded.

Recommendations

On the basis of the foregoing tests, the Committee on Test recommends the approval of the A.M.C. and/or Wizard Automatic Washer, under C26-191.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939, as amended September 10, 1946, effective October 7, 1946. And as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases, the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 965-48-SA", and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

Adjourned: 2:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 1948

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

505-48-A

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1733-1737 Gun Hill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (506-48-A)

WHEREAS, Michael A. Cardo, for Flora Donna Estates, Inc., owner, Matilda Carozza, lessee, filed May 28, 1948, an appeal from a decision of the borough superintendent affecting premises 1733-1737 Gun Hill road and 1803 to 1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1948, as to N.B. Applic. 409-48, reads:

"2. Proposed use of this 2-story non-fireproof building for motor vehicle repair shop and gasoline selling station is contrary to Sect. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states the premises has a frontage of 150.66 ft. on Gun Hill road and 98.26 ft. and 34.1 ft. irregular in depth, upon which it is proposed to erect a 1 and 2 story building, 24 ft. in height; 70 ft. by 58 ft. in area at 1st floor, 50 ft. by 28 ft. in area at 2nd floor, of Class 3 construction; located in a business use, D area, Class 1 height district, and proposed to be used and occupied—cellar, boiler room; 1st floor, gasoline service station; oil selling station, motor vehicle repair shop, office, lubricatorium and automobile laundry, 6 persons; 2nd floor, dwelling, one family for owner or caretaker; that the building will be provided with one 3 ft. wide wood stairs, enclosed in partitions of incombustible materials, equipped with wood doors, leading direct to street and provided with a ladder and scuttle to roof and one fire escape on the east side extending to roof by ladder; and

WHEREAS, the applicant contends that since the proposed building is limited to the 1st floor and since the area will be less than that permitted for Class 3 structures under Section 4.2.1, and the pent house will be occupied for dwelling only, the building should be considered a one story building as the pent house will not extend more than 12 ft. above the roof and will occupy 30 percent or less of the total roof area; that under C19.67, dwellings are permitted over Class 3 garage buildings under certain conditions; that if the dwellings are permitted over non-fireproof garage buildings the proposed dwellings should be permitted over the repair shop structure.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 409-48, Obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be substantially in compliance with the plans as approved this day under Cal. 505-48-BZ; that piling under the building and gasoline storage tanks shall meet the requirements of the Building Code therefor and shall be installed and maintained to the satisfaction of the borough superintendent.

1024-48-A

APPLICANT—Arnold W. Lederer, for Carbru Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1214 Carroll street, south side, 275 ft. east of Nostrand avenue (2nd floor); (Block 1290, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1024-48-A)

WHEREAS, Arnold W. Lederer for Carbru Realty Corporation, owner, filed December 3, 1948, pursuant to section 310 of the Multiple Dwelling Law, an application for variance of section 53, par. 2f of the Multiple Dwelling Law, affecting premises 1214 Carroll street, south side, 275 ft. east of Nostrand avenue (Block 1290, Lot 22), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated December 2, 1948 as to amendment to Alt. 4539-48, reads:

"1. Proposed fire escape to be installed in side yard which is less than 7 ft. wide is contrary to Sec. 53, par 2, sec (f), M.D.L."

and

WHEREAS, the applicant states that the building is 2½ stories, 28 ft. in height, 20 ft. by 78 ft. in area, of class 3 construction, erected in 1914, located on a lot 25 ft. by 127 ft. 9½ in. in area, in a residence use B area class 1 height district, used and occupied since 1914 as follows: basement—ordinary; 1st floor—dwelling—1 family; 2nd floor—dwelling—1 family; proposed to be used and occupied: basement—doctor's office used in conjunction with apartment on 2nd floor—3 persons; 1st floor—dwelling—1 family—6 persons; 2nd floor—dwelling—two families—6 persons; that the building is provided with one 2 ft. 8 in. wide wood stairs, enclosed in partitions of wood lath and plaster on 1st floor and perforated gypsum lath with 3 coats of plaster on 2nd floor; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that doors to stairhall are wood self-closing; that it is proposed to erect a fire escape on the side yard extending to roof by ladder and to grade by sliding drop ladder, with egress to street through side yard; and

WHEREAS, the applicant contends that it is proposed to provide a second means of egress from the 2nd floor in the side yard consisting of a 5 ft. driveway on the premises in question, which driveway has an adjoining 5 ft. side yard on the property to the west; that the permanency of this open space is assured by an easement recorded August 7, 1914 (Liber 3502, page 359); that it is proposed to provide the fire escape as a second means of egress in lieu of installing a sprinkler system which would be excessive in cost; that section 53 of the Multiple Dwelling Law will be complied with in all other respects; that the fire escape will

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consist of a balcony on the second floor with a stationery iron ladder to the roof and drop ladder to ground not exceeding 16 ft. in length; that in view of the width of the driveway and the existence of the adjoining driveway and the fact that the side yard is increased in width for 20 ft., for the length of the rear extension, it is requested that the requirement for a 7 ft. side yard be varied.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 4539-48, Objection 1, be and it hereby is *modified* under the requirements of Section 53, Paragraph 2, Subsection f, and that the appeal be and it hereby is *granted on condition* that the fire escape as proposed shall be installed substantially as indicated on plans filed with this appeal marked "Received December 3, 1948," 2 sheets, except that the platform shall be constructed below the second floor level so as to reduce the length of the drop ladder to approximately 10 ft.; that this variance shall continue only so long as the space between the two buildings used in common shall not be less than 10 ft. in accordance with the easement; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

1021-39-A

APPLICANT—Palmer H. Ogden, for Alexander's Department Stores, Inc., and Estate of Annie Sebel (Rose Wolfe, trustee), owners.

SUBJECT—Application for consideration—reopening and new decision re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—637-655 Bergen avenue, 2948 to 2954 and 2962 to 2964 3rd avenue, east side, 52.89 ft. south of East 153rd street and 98.21 ft. south of Bergen avenue (2nd and 3rd floors); (Block 2362, Lots 63, 64, 44, 50 and 69), Borough of The Bronx.

APPEARANCES—

For Applicant: Palmer H. Ogden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

491-43-S

APPLICANT—Irving Adelsohn, for St. Clements Church in the City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Variation of the Labor Law as cited in a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street (Block 540, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.

THE VOTE TO DISMISS REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

509-48-A

APPLICANT—Sol Rosenbluth, for Irving Kerner, Evelyn Margulies, Sylvia Guthertz, Ruth Rosenbluth, owners.

SUBJECT—Application for consideration—reopening and further hearing re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—550-554 Sutter avenue (552 displayed), south side, 50 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Rosenbluth, Irving Kerner and Lottie Kerner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

908-48-A

APPLICANT—Sol Rosenbluth, for 554-558 Sutter Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening and continuation of hearing—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—554-560 Sutter avenue, south side, 100 ft. east of Williams avenue (front fire passage); (Block 3768, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Rosenbluth, Irving Kerner and Lottie Kerner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

1005-48-A

APPLICANT—Boak and Raad, for Delegart Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-36 Sutton place south and 439-443 East 55th street, northwest corner (Block 1376, part of Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

827-46-A

APPLICANT—Saul Goldsmith, for Lawlyn Holding Co., owner.

SUBJECT—Application reopened November 9, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets (Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens.

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APPEARANCES—

For Applicant: Saul Goldsmith and Everett Marks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1949 at 2 p.m., for applicant to obtain a decision from Building Department as to the concentrated load of 2,000 lbs. on the floor construction proposed.

389-47-A

APPLICANT—LeRoy A. Perry, for Audentes, Inc., owner.
SUBJECT—Application reopened November 3, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner (4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 21, 1948 at 2 p.m., for applicant to file statement as to the proposed use of each floor.

958-48-A

APPLICANT—Charles M. Spindler, for Sicilian Asphalt Paving Co., owner.

SUBJECT—Application for consideration re a decision of the commissioner of marine and aviation.

PREMISES AFFECTED—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 25, 1949 at 2 p.m., to obtain report from the President of the Borough of Brooklyn.

ZONING APPLICATIONS

8-34-BZ

APPLICANT—Lama, Proskauer and Prober, for Fiske and Queens Realty Corp., owners.

SUBJECT—Application for consideration—reopening and amendment as to term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Jamaica avenue and 187th place (Block 975, part of Lot 1), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and resolution amended.

THE VOTE TO REOPEN EXTEND TERM OF VARIANCE AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (8-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises N. E. cor. of Jamaica avenue and 187th place (Block 975, part of Lot 1), Jamaica, Borough of Queens, was granted by the board, April 24, 1934, on certain conditions; and

WHEREAS, the resolution was amended December 18, 1934 and February 19, 1935; and

WHEREAS, time to obtain permits and complete the work was extended November 20, 1934; and

WHEREAS, the resolution was amended and term of variance extended September 13, 1938; and

WHEREAS, the applicant requested a further extension of the term of variance and amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 24, 1934 as amended through September 13, 1938 only in so far as it has reference to the term of the variance, and as to the requirement in the resolution adopted by the Board on September 13, 1938 as to curbing on the street building line, so that as amended the resolution will read:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of *ten* years from the date of this amended resolution, permitting the site to be occupied for a gasoline service station *on condition* that the plot shall be made substantially level to the grade of Jamaica avenue; that there shall be erected on the interior lot lines a brick wall, faced with face brick and not less than 8 ft. in height, except that this wall may start at a height of 4 ft. at the building line of Jamaica avenue and 187th place and be graduated at the rate of one foot in four to the 8 ft. height; that the accessory buildings shall consist of an office, laundry section and greasing section, located on the rear lot line, as indicated on revised plans filed, marked "December 17, 1934"; that these buildings shall not exceed one-story in height and shall be constructed of brick, faced with face brick or cement stucco and constructed of incombustible materials, except that the roof beams, roof boarding, windows and doors may be of wood *on condition* that the ceiling throughout are fire-retarded in accordance with the rules of the Board of Standards and Appeals, and the roof surfaced with non-inflammable shingles or roof surfacing; that there shall be no windows on the rear lot line opening upon adjacent property; that the balance of the plot where not occupied by accessory buildings shall be cement or asphalt paved; that gasoline pumps shall not be nearer than 15 ft. to either street line, nor nearer than 10 ft. to any part of an accessory building; that there shall be not more than four 550 gallon tanks installed on the premises; that there shall be no open excavation under any of the accessory buildings except the pits for the greasing racks; that the front of the greasing rack section shall remain open; that the curb cuts to Jamaica avenue shall not exceed two, each not over 30 ft. in width, and two to 187th place of similar width; that protection for pedestrians shall be maintained at the intersection of the two streets consisting of a block of concrete or a curbed area; that this shall have dimensions of not less than 10 ft. along either street building line from the point of intersection and may be segmental in shape and may be maintained as a solid block of concrete or as an area in which planting is maintained; that at this corner intersection there shall be a grass plot maintained, protected on all sides by curb, as indicated on plans; that there shall be no portable gasoline pumps used on or from the premises; that no automobile repairing shall be carried on, nor the storage or parking of cars other than those being serviced;

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that advertising signs shall be confined to the illuminated globes of the gasoline pumps and permanent flat sign on the facade of the accessory building and one illuminated sign on a post within the building line and near the intersection of Jamaica avenue and 187th place; that lights for general illumination shall be on standards not over 24 ft. in height with metal reflectors arranged to reflect downwardly; that complete working drawings shall be filed with this board for approval by the chairman in behalf of the board, before submission to the Department of Buildings; that all permits shall be obtained within six months, and all work completed within one year from *December 18, 1934*; that a certificate of occupancy shall be obtained."

273-34-BZ

APPLICANT—Lama, Proskauer and Prober, for A. W. J. Pohl, owner (College Service Station, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles on a gasoline service station (previously acted upon by the Board).

PREMISES AFFECTED—1314-1332 Ocean avenue, west side, 100 ft. south of Avenue H (Block 6703, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (273-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station and also the erection and maintenance of an office, auto laundry and greasing pits, affecting premises 1314-1332 Ocean avenue, west side, 100 ft. south of Avenue H (Block 6703, Lot 55), Borough of Brooklyn, was granted by the Board March 26, 1935 on certain conditions; and

WHEREAS, the resolution was amended May 24, 1938 and June 17, 1941, to permit the parking and storage of more than five (5) motor vehicles on a gasoline service station; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 24, 1938 as amended through June 17, 1941 only in so far as it has reference to the time within which work is to be completed so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been substantially completed and additional time is required to obtain a certificate of occupancy, all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

and as to the requirement in the resolution as to the use of face brick, by adding thereto:

"that the brick wall required, may be constructed of Sayre and Fisher face brick to match the face brick used on the side walls of the accessory building (Alt. 513-41)."

120-39-BZ

APPLICANT—F. D. Kohler Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: W. E. Gerke, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (120-39-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district, for a term of two years, the maintenance of a motor vehicle repair shop in part of an existing building located on a plot with an existing gasoline service station, affecting premises 1646 Hylan boulevard and 301-309 Seaview avenue, northeast corner (Block 3379, Lot 89), Dongan Hills, Borough of Richmond, was granted by the Board on February 27, 1940, on certain conditions; and

WHEREAS, the term of variance was extended by the Board on January 30, 1945, under section 7i of the zoning resolution for a term of two years and again extended December 17, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 as amended through December 17, 1946 only in so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7i for a temporary term of five (5) years from the date of this *amended* resolution . . . and that other than as here *amended* the requirements of the resolution of January 30, 1945 shall be complied with; that a certificate of occupancy shall be obtained (B.N. 8-39)."

1161-39-BZ

APPLICANT—Gustave Goldinan, for Michael McCormick, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop partly in an existing gasoline service station.

PREMISES AFFECTED—4302-4308 Farragut road, southeast corner of East 43rd street (Block 5018, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

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THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (1161-39-BZ)

WHEREAS, this application, under section 7c of the building zone resolution, to permit in a business use district the erection and maintenance of a motor vehicle repair shop partly on an existing gasoline service station, premises 4302-4308 Farragut road, southeast corner of East 43rd street (Block 5018, Lot 38), Borough of Brooklyn, was granted by the Board May 21, 1940, on certain conditions; and

WHEREAS, the resolution was amended on October 29, 1940; and

WHEREAS, time to obtain permits and complete the work was extended April 15, 1941 and October 28, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 21, 1940 as *amended* through October 28, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 11965-38)."

589-41-BZ

APPLICANT—Max Horn, for Samuel Benerofe, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—127-141 Beach 29th street, southwest corner of Lewmay road and 130-138 Beach 30th street (Block 301, Lots 31, 18 and part of Lot 22), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (589-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, affecting premises 29-01 to 29-09 Lewmay road and 127-141 Beach 29th street, southwest corner (Block 301, Lot 31), Edgemere, Borough of Queens, was granted by the Board July 17, 1941, on certain conditions, time extended on December 16, 1941 and the term of variance extended on May 25, 1943, for a term of two years; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 127 to 141 Beach 29th street, southwest corner of Lewmay road and 130 to 138 Beach 30th street, (Block 301, Lots 18, 31 and part of 22), Edgemere, Borough of Queens, was granted by the Board April 13, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 13, 1948 only in so far as it has reference to the curb cuts, so that as *amended* this portion of the resolution shall read:

"... that there shall be erected on the street and interior lot lines a substantial woven wire fence to a height of not less than 4 ft. with no openings therein except two to Lewmay road, each not over 10 ft. in width and one opening to Beach 29th street 10 ft. in width, and one opening to Beach 30th street not over 10 ft. in width, as indicated on revised plans marked 'Received December 11, 1948'; that the design of the fence as indicated on such plan may be accepted as complying with the requirements of the resolution in lieu of the woven wire fence specified (Misc. 1696-47)."

311-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1000 Flatbush Avenue Corp., and Lillian Toner, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension to existing business building (stores) into residence use district with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Levin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (311-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use districts, using more than the permitted area and without required rear yard; affecting premises 1000 to 1002 Flatbush avenue, west side, 122 feet north of Regent place and 319-323 East 21st street, east side, 129 feet north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 22, 1948 by adding thereto:

"... that in the event the owner is not successful in purchasing lots 27, 28 and 29 as provided for in the resolution adopted by the Board on June 22, 1948, the building shall be constructed as indicated on revised plan marked "Received December 1, 1948," one sheet, showing the space to be left unbuilt upon to the south; that in all other respects, the requirements of the resolution as adopted June 22, 1948 shall be complied with (Alt. 4847-47)."

MINUTES

505-48-BZ

APPLICANT—Michael A. Cardo, for Flora Donna Estates, Inc., owner (Matilda Carozza, lessee).

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent), previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, and motor vehicle repair shop.

PREMISES AFFECTED—1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS —

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (505-48-BZ)

WHEREAS, this application under sections 7i and 7j of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and motor vehicle repair shop, affecting premises 1733-1737 Gunhill road and 1803-1805 Allerton avenue, southeast corner (Block 4806, Lots 1 and 6), Borough of The Bronx, was granted by the Board September 28, 1948, on certain conditions; and

WHEREAS, the applicant submitted plans, for approval by the Board, in compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948, by adding thereto:

“... that the working drawings marked “Received December 9, 1948, filed as required by this resolution and containing 3 sheets, are hereby *approved* as substantially in compliance with the resolution adopted by the Board on September 28, 1948, *on condition* that the number of gasoline storage tanks shall not exceed the number indicated on such plans; that the requirements of such plans shall be complied with in all respects; that signs shall be restricted to a permanent sign attached to the facade of accessory building and to illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection within the building line near the street intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliance shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution approving plans (N.B. 409-48).”

1613-17-BZ

APPLICANT—William Shary, for 107 Realty Corp., owner (Beslyn Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of use and new arrangement—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting partly in a retail use district and partly in an unrestricted use district,

the alteration and conversion of occupancy of part of a garage for more than five motor vehicles (previously granted by the Board), so as to include an alcove gasoline service station.

PREMISES AFFECTED—107-36 Queens boulevard, south side, 130.56 ft. west of Continental avenue (Block 3239, (2049), Lot 3), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: William Shary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

853-23-BZ

APPLICANT—Paul Friedman, for Eldert-Grant, Inc., owner (Beatrice M. Pfann, lessee—Pfann Motor Sales, Inc., sub-lessee).

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit partly in a business and partly in a residence use district, the proposed change of use from garage for more than five motor vehicles (previously granted by the Board) to automobile showroom, garage for more than five motor vehicles, including sales of gasoline, motor vehicle repair shop, body repair with incidental welding, spraying, and luncheonette.

PREMISES AFFECTED—980-1004 Jamaica avenue, south side, from Grant avenue and Elderts lane, 1-11 Grant avenue and 2-12 Elderts lane (Block 4112, Lot 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

681-26-BZ

APPLICANT—Kempmac Realty Corp., owner (request for reopening made by Kemp and McNulty, Inc.)

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the conversion of present public garage for more than five motor vehicles.

PREMISES AFFECTED—85-14 to 85-24 Rockaway boulevard and 97-13 to 97-29 85th street, southeast corner (Block 9057, Lot 21), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied without prejudice.

MINUTES

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4

803-26-BZ

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application for consideration—reopening re reconstruction and extension of use—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station (previously granted by the Board) to include lubritorium and auto laundry.

PREMISES AFFECTED—5262-5272 Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

324-29-BZ

APPLICANT—George P. Ames, for May R. Hamilton, owner (Joseph C. Gessner, lessee).

SUBJECT—Application for consideration for reopening and extension of use—re Application (decision of the borough superintendent) under sections 7a, 7b, 7c and 21 of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station (previously granted by the Board).

PREMISES AFFECTED—231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames and Joseph C. Gessner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

233-36-BZ

APPLICANT—Arnold W. Lederer, for Sam Krickellas, owner.

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, for a term of years the use of part of an existing building as a motor vehicle repair shop.

PREMISES AFFECTED—1802 54th street and 5401-5403 18th avenue, southeast corner (Block 5487, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

150-38-BZ

APPLICANT—Henry George Greene, for Arthur Enterprises, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—4275-4295 Broadway, west side, 182 ft. 1¼ in. north of West 181st street (Block 2180, Lot 95), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened subject to usual procedure waiving all requirements except a new decision of the borough superintendent, which has been filed, and two publications in the Bulletin, and set for hearing January 11, 1949 at 10 a.m.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

96-39-BZ

APPLICANT—Paul Friedman, for Samuel Schenkel, owner.

SUBJECT—Application for consideration—reopening as Vol. III re amendment as to additional use—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, upon part of a gasoline service station (previously acted upon by the Board); the parking and storage of more than five motor vehicles (not to exceed twenty at any time).

PREMISES AFFECTED—1101-1111 Avenue H and 1139-1151 Coney Island avenue, northeast corner (Block 6686, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened subject to usual procedure and set for hearing January 11, 1949 at 10 a.m. to consider the modification to permit the sale of used cars to the extent of 5 cars and the reduction of the number of cars permitted to be parked from 20 to 15, waiving all requirements except a new decision of the borough superintendent which has been filed and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

55-42-SA

APPLICANT—Elevator Appliance Co., Inc., owner.

SUBJECT—Elevator Appliance Co., Inc., Elevator Interlocks, Types 5A and 5B, approval of.

APPEARANCES—

For Applicant: Ida De Long.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

936-41-SA

APPLICANT—J. L. Gillen Company, owner.

SUBJECT—Gilco Automatic Oil Burning Water Heater, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

27-42-SM

APPLICANT—Gilbert J. Rhodes, owner.

SUBJECT—"SMOTHER DOWN" First Aid Fire Extinguisher Blanket, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

49-42-SM

APPLICANT—Cayton Asbestos and Engineering Company, owner.

SUBJECT—Caycrete and Cayseal, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

141-42-SA

APPLICANT—National Powder Extinguishing Corp., owner.

SUBJECT—Application reopened July 24, 1945—re All-Out Fire Extinguisher, Model A-16; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

146-42-SM

APPLICANT—William L. Murphy for Murphy Door Bed Company, Incorporated, Agent, for Dwyer Products Company, owner.

SUBJECT—Murphy Cabranette Venetian Blind (Counter-balanced), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

272-42-SM

APPLICANT—The Progressive Clay Company, for Clearfield Clay Products Company, owner.

SUBJECT—CBM Special Fire Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

273-42-SM

APPLICANT—The Progressive Clay Company, for Clearfield Clay Products Company, owner.

SUBJECT—CBM Plus Fire Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

296-42-SM

APPLICANT—Progressive Clay Company, for Clearfield Clay Products Company, owner.

SUBJECT—CBM Steel Fire Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

Adjourned 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

CHARLES M. BLUM

EDWIN W. KLEINERT

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a. m. to 4 p. m.
Saturdays 9 a. m. to 12 noon.

Address all communications to the Chairman

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Correction Affecting Calendar Number 512-38-BZ.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On December 16, 1948, copy of Petition and Order of Certiorari was served on the Board by Edwin F. Blaney, attorney for Mary McDowell and others, objectors to the Board's decision on November 9, 1948, granting under 7e of the building zone resolution the change of occupancy in a residence use district from a two family dwelling to a funeral parlor and one family; Cal. No. 847-48-BZ; premises 411 Stuyvesant Avenue and 72-76 Chauncey Street, Borough of Brooklyn.

COURT DECISIONS.

Matter of McDowell vs. Murdock:—On September 14, 1943, the Board denied an appeal to declare a building used as a riding stable as a lawfully existing non-conforming use, established prior to July 25, 1916; Cal. 346-43-A; premises 87-86 188th Street, west side, 100 ft. north of Hillside Ave., Hollis, Borough of Queens. Upon Court review, Mr. Justice Johnson referred the matter to an official referee to take testimony and report findings to the court as to the establishment of the use and its continuance. (N.Y. Law Journal, October 24, 1945).

Official Referee James C. Van Siclen reported to the court on November 15, 1946, finding that the use of the building as a stable for horses has been continuous from prior to adoption of the Zoning Resolution and since 1922 has been used to date as a riding academy.

Upon consideration of the Official Referee's findings, Mr. Justice C. A. Johnson remitted the case to the Board to consider and act upon evidence submitted (N.Y. Law Journal, February 19, 1947).

On June 10, 1947, the Board at public hearing considered testimony taken by the Official Referee and took additional testimony and closed hearing, laying matter over for decision to a later date to be set.

On July 25, 1947, after a report of a committee, which again inspected the premises, the Board found that the stable had been increased in area and that this fact and other facts produced at the hearings warranted denial of the application for a zoning variance. The Board unanimously denied the application.

On August 21, 1947, Order of Certiorari served.

On October 14, 1948, Mr. Justice C. A. Johnson, at Special Term, Supreme Court, confirmed the decision of the Board in denying the application for a zoning variance (N.Y. Law Journal, October 14, 1948, page 785).

Attorney for applicant has served notice of appeal to Appellate Division.

* * * *

Matter of Clarkson & Ford vs. Murdock:—On February 3, 1948, under Cal. No. 999-47-A, the Board denied an appeal as to Order of the Fire Commissioner No. 52481-C, to install an approved automatic extinguishing system for use on oil fires; premises 55 Water Street, S.E. Corner Cuyler's Alley, Borough of Manhattan.

On April 7, 1948, Order of Certiorari was served by the lessee.

On December 14, 1948, court proceeding was discontinued due to evacuation of the premises and removal of materials which necessitated order for an extinguishing system.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases Filed up to December 21, 1948.

- Cal. No. Dept. Premises Affected*
- 1066-48-A**—H.B.B.—384-394 Bridge street, west side, 100 ft. south of Willoughby street (Block 152, Lot 37) Borough of Brooklyn, Amendment to Alt. 3055-47.
- 1067-48-A**—H.B.Q.—86-22 Chelsea street, south side, 200.24 ft. east of Barrington street (1st floor); (Block 9956, Lot 108), Jamaica, Borough of Queens, N.B. 5469-48.
- 1068-48-A**—H.B.Q.—86-26 Chelsea street, south side, 240.24 ft. east of Barrington street (cellar); (Block 9956, Lot 110), Jamaica, Borough of Queens, N.B. 5470-48.
- 1069-48-A**—H.B.B.—82-84 Pierrepont street, and 178 Henry street, southwest corner (Block 242, Lot 37), Borough of Brooklyn, Decision.
- 1070-48-BZ**—H.B.Q.—253-12 to 253-24 Union Turnpike, southwest corner of 254th street (Block 8690, Lot 66), Bellerose, Borough of Queens, N.B. 6290-48.
- 1071-48-A**—F.D.—205-209 State street, north side, 170 ft. 2½ in. west Boerum place (3rd floor); (Block 271, Lot 8), Borough of Brooklyn, 17819-LC.
- 1072-48-A**—H.B.M.—3-5 West 57th street, north side, 125 ft. west of 5th avenue (cellar and 1st floor); (Block 1273, Lots 31 and 32), Borough of Manhattan, Amendment to N.B. 48-46.
- 1073-48-BZ**—H.B.B.—1540-1548 63rd street, south side, 300 ft. west of 16th avenue (Block 5537, Lots 22 and 24), Borough of Brooklyn, N.B. 448-48.
- 1074-48-BZ**—H.B.B.—622-634 Prospect place, south side, 46 ft. 3 in. east of Franklin avenue (Block 1231, Lot 16), Borough of Brooklyn, Alt. 4348-48.
- 1075-48-A**—H.B.B.—622-634 Prospect place, south side, 46 ft. 3 in. east of Franklin avenue (Block 1231, Lot 16), Borough of Brooklyn, Alt. 4380-48.
- 1076-48-BZ**—H.B.M.—190-194 Delancey street and 73 Ridge street, northwest corner (Block 343, Lots 30, 31, 33, 34 and 35), Borough of Manhattan, N.B. 163-47.
- 1077-48-A**—H.B.Bx—501 East 161st street, northeast corner of Brook avenue (3rd floor); (Block 2366, Lot 21), Borough of The Bronx, Alt. 802-47.
- 1078-48-A**—H.B.Q.—50-22 23rd street, northwest corner of 51st avenue (Block 70, Lot 29), Long Island City, Borough of Queens, Amendment to N.B. 6144-48.
- 1079-48-A**—H.B.B.—2202 Fulton street, south side, 81.1 ft. west of Eastern parkway (4th floor); (Block 1552, Lot 37), Borough of Brooklyn, Alt. 4391-48.
- 1080-48-A**—H.B.M.—62-64 West 38th street, north side, 141.8 ft. east of 6th avenue (Block 839, Lot 80), Borough of Manhattan, B.N. 1735-48.
- 1081-48-SM**—Johns-Manville Colorbestos Drapery Fabrics, manufactured by Johns-Manville Corp., Material.
- 1082-48-A**—H.B.M.—496-10th avenue, east side, 24 ft. 9 in. south of West 38th street (5th floor); (Block 735, Lot 71), Borough of Manhattan, Alt. 1231-47.

Restored to Docket

- 32-48-A**—H.B.Q.—65-76 Kissena boulevard, entire block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3,

Queens College); (Block 6517, Lot 1), Flushing, Borough of Queens, N.B. 7014-47.

354-43-SM—Olsen Studless Clip System (2 layer Gypsum Lath Soundproof Partition), manufactured by Neslo Manufacturing Corp., Material.

1429-39-SM—Rockland Concrete Masonry Units, manufactured by Rockland Concrete Sales Co., Inc., Material.

431-43-SM—Radiator Specialty Co., Pre-formed Closet Bowl Setting Seal Rings, manufactured by Radiator Specialty Co., Material.

559-47-BZ—H.B.B.—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn, N.B. 698-47.

299-47-BZ—H.B.Q.—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Block 5712-5716, 7075-7077, 7080-7082, 7092-7094, 7098-7105, 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens, N.B. 836-910-47, inclusive.

1087-24-BZ—H.B.Bx—1680 Jerome avenue, east side, 50 ft. south of Clifford place (Block 2848, Lot 12), Borough of The Bronx, Alt. 993-48.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Dec.	24, 1946—Vol. 31, No. 52
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept.	14, 1948—Vol. 33, No. 37
Fire Retarding Rules for Garages, etc.	Oct.	5, 1948—Vol. 33, No. 40
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
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Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting... June 7, 1932—Vol. 17, No. 23	
Tank Trucks, Fuel Oil, etc. Nov. 24, 1936—Vol. 21, No. 47	
Tank Trucks, Gasoline, etc. Nov. 24, 1936—Vol. 21, No. 47	
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) .. Sept. 3, 1946—Vol. 31, No. 36	

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 11, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 11, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

567-48-BZ—Application, June 15, 1948, under sections 7c and 7i of the zoning resolution, of Raymond Irrera and Vincent D. Luongo, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station and the addition of a motor vehicle repair shop; premises 6314-6322 (6302 displayed) Avenue N and 1403-1417 East 63rd street, southeast corner (Block 8385, Lot 40), Borough of Brooklyn.

727-48-BZ—Application, June 30, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of 1269 Atlantic Avenue Realty Corp., owner (Timely Service, lessee), to permit in a residence and unrestricted use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board) to office, artist rooms, modeling rooms, woodworking, department, silk screen process, paper mache department, shipping and receiving in conjunction with manufacture of advertising displays; premises 1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

728-48-A—1271-1273 Atlantic avenue, north side, 269 ft. 4 in. east of Nostrand avenue (Block 1867, Lot 78), Borough of Brooklyn.

755-48-BZ—Application, August 20, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nyled Realty Corp., owner, to permit in a residence and local retail use, C area district, the erection and maintenance of a motion picture theatre and stores, using more than the area permitted; premises 312-322 Dumont avenue and 322-338 Osborn street, southwest corner (Block 3577, Lots 19, 23, 24, 25 and 124), Borough of Brooklyn.

184-44-BZ—Application of Kaye, Scholer, Fierman and Hays, applicants, on behalf of Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees u/w of Bettie Rothfeld), owner, reopened November 16, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902; premises 23-25 West 53rd street, north side, 460 ft. west of Fifth avenue (Block 1269, Lot 18), Borough of Manhattan.

186-44-A—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan (reopened November 16, 1948).

928-48-BZ—Application, October 15, 1948, under sections 7c, 7h and 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of L. J. D. Realty Corp., owner, to permit in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building using more than the area permitted in the D area portion of lot; and

without the required setbacks in the E-1 portion of the lot; to be used as store, sale and oil changing, tire changing, battery replacing and the parking of more than five motor vehicles for patrons and employees; premises 248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

453-46-BZ—Application of Kitzler and Nurick, applicants, on behalf of Samuel Birnbaum, owner, reopened November 30, 1948, for consideration as to extension of time to complete work—Application, previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the erection of a building accessory to an existing gasoline service station and to be used as an automobile laundry; premises 3437-3445 Ft. Hamilton parkway and 2-12 Chester avenue, southeast corner (Block 5302, Lot 48), Borough of Brooklyn.

150-38-BZ—Application of Henry George Greenc, applicant, on behalf of Arthur Enterprises, owner, reopened December 14, 1948, for consideration as to extension of term of variance—Application, previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles; premises 4275-4295 Broadway, west side, 182 ft. 1¼ in. north of West 181st street (Block 2180, Lot 95), Borough of Manhattan.

96-39-BZ—Application of Paul Friedman, applicant, on behalf of Samuel Schenkcl, owner, reopened December 14, 1948, for consideration re amendment of resolution as to additional use—outdoor display and sale of five motor vehicles—Application, previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, upon part of a gasoline service station (previously acted upon by the Board), the parking and storage of more than five motor vehicles; premises 1101-1111 Avenue H and 1139-1151 Coney Island avenue, northeast corner (Block 6686, Lot 48), Borough of Brooklyn.

1085-40-BZ—Application of Frederick H. Zurmuhlen, Commissioner for Department of Public Works, City of New York, applicant and owner, reopened December 21, 1948, for consideration as to amendment of resolution—Application, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a building accessory to a sewage disposal unit; premises 150-54 134th street, blocks bounded by 150th avenue, 155th avenue, 131st street and 134th street (Block 2718, Lot 1 and Block 2720, Lot 24), Jamaica, Borough of Queens.

330-22-BZ—Application of William I. Hohauscr, applicant, on behalf of 1663 East 17th Street Corp., owner, reopened November 23, 1948, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the maintenance and construction of a partially demolished building to be used as a bank and offices (previously granted by the Board for erection of a building used partly for business purposes and later amended to permit extension of business use into residence use district, and, also into rear yard and later amended to grant use as a one story stores building, and denied, and then granted for stores and motion picture theatre); premises 1663-1669 East 17th street, east side, 57 ft. 2½ in. south of Kings Highway (Block 6780, Lot 55), Borough of Brooklyn.

335-35-BZ—Application of Burke, Morrison and Green, applicants, on behalf of Anrob Realty Co., Inc., owner, reopened September 28, 1948, under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the extension of a business building (previously granted by the Board for extension of building for warehouse, garage for more than five motor vehicles and a loading platform), using more than the area per-

CALENDAR

mitted; premises 167-01 to 167-11 108th road and 108-11 to 108-19 167th street, northeast corner (Block 10176, Lot 18), Jamaica, Borough of Queens.

484-48-BZ—Application, May 14, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of General Linen Supply Co., Inc., owner, to permit in a residence use district, the extension of existing garage for ten motor vehicles, to garage for more than five motor vehicles, using more than the area permitted, and without the required rear yard and the change of occupancy of existing dwelling to offices and storage; premises 441-453 and 467-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue (Prospect Park West); (Block 1113, Lots 61, 62, 73 to 77, inclusive), Borough of Brooklyn.

516-48-BZ—Application, May 28, 1948, under section 21 of the zoning resolution, of Simeon Heller, applicant, on behalf of George Construction Corp., owner, to permit in a residence use, D area district, the erection of more than one building on a plot; premises 151-16 to 151-42 21st avenue south side, and 151-15 to 151-35 22nd avenue, north side, 140 ft. east of Murray street (Block 4709, Lots 14, 17, 20, 23, 25, 74, 76, 78, 81 and 84), Flushing, Borough of Queens.

923-48-BZ—Application, October 22, 1948, under sections 7e and 21 of the zoning resolution, of Harry A. Yarish, applicant, on behalf of Dorjax Corp., owner, to permit in a business use district, a lumber yard; premises 237-241 25th street, north side, 150 ft. west of 5th avenue and 306-310 24th street (Block 652, Lots 52, 53 and 54), Borough of Brooklyn.

934-48-BZ—Application, October 18, 1948, under sections 7f and 21 of the zoning resolution, of Morris Bernard Adler, applicant, on behalf of Max Bauer, owner, to permit in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area; premises 8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn.

935-48-A—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street (Block 6314, Lot 59), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—82nd street).

992-48-BZ—Application, November 17, 1948, under sections 7c, 7e, 7i, 21 and 7A of the zoning resolution, of Lama, Proskauer, and Prober, applicants, on behalf of Oakridge Estates, Inc., owner (Goldring Motors Inc., lessee), to permit in a residence and business use district, the erection and maintenance of a building to be occupied as an auto showroom, storage of auto parts, lubricatorium, auto laundry, motor vehicle repair shop, welding, painting and spraying, using more than the area permitted in the business use districts, with entrances and exits greater than permitted from intersection; and to permit off street parking for more than five patrons' motor vehicles on unbuilt upon portion of the lot; premises 1154 Clarkson avenue, 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn.

995-48-BZ—Application, November 19, 1948, under sections 7e and 21 of the zoning resolution, of Henry George Greene, applicant, on behalf of 444 West 55th Street Corp., owner (Ray Brown, lessee), to permit in a residence use district, the change in occupancy from factory to garage for the parking and storage of more than five motor vehicles; premises 438-444 West 55th street, south side, 250 ft. east of 10th avenue (Block 1064, Lot 51), Borough of Manhattan.

167-46-A—254 36th street, east side, 650 ft. north of 2nd avenue (1st floor); (Block 695, Lot 1), Borough of Brooklyn (reopened September 21, 1948; previously granted on condition).

375-48-SM—Poretherm Floor Filler Blocks.

724-47-SM—Rockford Brass Works Anti-Siphon Ball Cock, No. 22.

110-48-SA—Paragon Horizontal Rotary Fuel Oil Burners, Type "PAVL".

545-39-SA—Florence Cabinet Heaters (reopened September 14, 1948, re amendment of resolution to include Model CW2).

62-33-SA—Florence Oil Heater (reopened September 14, 1948, re amendment of resolution to include new models).

219-34-SA—Florence Range Burners (reopened September 14, 1948, re amendment of resolution to include new models).

172-35-SA—Florence Oil Space Heaters (reopened September 14, 1948, re amendment of resolution to include new models).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

957-48-A—101-111 East 106th street, northeast corner of Park avenue and 100-116 East 107th street (2nd floor); (Block 1634, Lots 1, 2, 3 and 63 to 71 inclusive); Borough of Manhattan.

528-47-A—303 East 44th street, north side, and 302 East 45th street, south side, 70 ft. east of 2nd avenue (Block 1337, Lots 105 and 148), Borough of Manhattan (reopened May 25, 1948).

767-48-A—3887-3899 Sedgwick avenue and 50-58 Van Cortlandt avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

1005-48-A—18 3rd Court, west side, 160 ft. south of Oceanview avenue (Block 6394, Lot 9), Annadale Beach Park, Borough of Richmond (under section 36, General City Law re building not fronting on legal street).

904-48-A—796 Manhattan avenue, east side, 125 ft. south of Calyer street (Block 2597, Lot 9), Borough of Brooklyn.

906-48-A—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

826-48-A—131-24 Springfield boulevard, west side, 180 ft. south of 131st avenue (Block 12729, Lot 16), Springfield, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

888-48-A—35-37 Madison avenue, east side, 49.4½ ft. south of East 26th street and 38-40 East 26th street, south side, 175 ft. east of Madison avenue (Block 855, Lots 32 and 39), Borough of Manhattan.

879-48-A—179 East 119th street, north side, 100 ft. west of 3rd avenue (2nd floor); (Block 1768, Lots 32, 34 and 37), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 18, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

773-48-BZ—Application, September 3, 1948, under sections 7e, 7f, 7i, 7A and 7h of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Nicholas

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R. Imperiale, owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in open area and with curb cuts more than permitted distance from intersection; premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

346-47-BZ—Application of Samuel Rosenblum, applicant, on behalf of Riviera Hotel, Inc., owner, reopened September 28, 1948, under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles, with parking for more than five motor vehicles on the roof, and, also as a gasoline service station (previously denied by the Board as a gasoline service station and motor vehicle repair shop); premises 792-798 10th avenue and 455 West 53rd street, northeast corner (Block 1063, Lot 1), Borough of Manhattan.

448-48-BZ—Application, May 18, 1948, under sections 7e and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Rosina S. Maute, owner, to permit in a residence use district, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

673-48-BZ—Application, July 12, 1948, under section 21 of the zoning resolution, of Arthur Paul Hess, applicant, on behalf of Harry Imre Kohn, owner, to permit in a residence use, C area district, the extension to existing building without the required rear yard; premises 13-15 Christopher street rear, north side, 180 ft. 9 in. west of Greenwich avenue (Block 610, Lots 66 and 67), Borough of Manhattan.

706-48-BZ—Application, July 20, 1948, under sections 7c, 7i and 21 of the zoning resolution, of George H. Colin, applicant, on behalf of Cities Service Oil Company, owner, to permit in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office; premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

794-48-BZ—Application, August 20, 1948, under section 7c of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Spofford Holding Corp., owner (Blue Hour Restaurant, Inc., lessee), to permit in the residence portion of a lot, located in a residence and business use district, the change of use of dining area on first floor, from accessory use for tenants of hotel to restaurant, cabaret, bar and grill for general public use; premises 311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

423-48-A—311-315 93rd street, north side, 89 ft. east of 3rd avenue (Block 6103, Lot 61), Borough of Brooklyn.

798-48-BZ—Application, August 20, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of George Knight, owner, to permit in a residence use district, the change in occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced; premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

799-48-A—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

883-48-BZ—Application, October 11, 1948, under sections 7c and 7i of the zoning resolution, of Joseph B. Lynch, applicant, on behalf of Engeldrum Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop; premises 3582 East Tremont avenue, west side, 136.74 ft. south of Lafayette avenue (Block 5543, Lots 16 and 18), Borough of The Bronx.

961-48-BZ—Application, October 19, 1948, under section 7h of the zoning resolution, of Gerard C. Henigin, applicant, on behalf of Lena Maria Rasch, owner (Oliver D. Wallett, lessee), to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of two years; premises 447-481 Euclid avenue and 2717-2739 Pitkin avenue, northeast corner and 402-412 Pine street (Block 4214, part of Lot 1), Borough of Brooklyn.

477-48-BZ—Application of Lama and Proskauer, applicants, on behalf of Elias G. Arab, owner, reopened and restored to docket November 30, 1948—Application, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced (previously withdrawn); premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

299-47-BZ—Application of New York Life Insurance Company, applicant and owner, reopened December 21, 1948, for consideration and amendment of resolution as to storage garages, motor vehicle repair shops and sale of motor vehicle accessories within a residence, retail and local retail districts—Application, previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use, D area district, the extension of a business use (stores) into a residence district, the location of a boiler house in residence district and the location of a gasoline service station in a business district; premises 194-20 64th avenue, 193-10 69th avenue, 186-01 63rd avenue, northeast corner 188th street and 73rd avenue, southwest corner 188th street and 64th avenue (Blocks 7117, Lot 2 and Block 7115, Lot 2); Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712, 5716, 7075-7077, 7080-7082, 7092-7094, 7098, 7105, 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens.

1000-40-BZ—Application of Booth, Lipton and Lipton, applicants, on behalf of Eckert Realty Corp., owner, reopened and restored to calendar April 20, 1948, under section 7e of the zoning resolution, to permit in a residence use district, the conversion of two apartments in basement to stores (previously denied by the Board); premises 2337 Grand Concourse and 164 Field place, southwest corner (Block 3164, Lot 19), Borough of The Bronx.

785-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

786-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

793-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

794-46-A—South side of Bowery Bay (Block 926, Lot 1), North Beach Airport, LaGuardia Field, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 18, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 18, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

827-46-A—41-07 38th street, 41-08 39th street and 38-10 Skillman avenue, south side, from 38th to 39th streets (Block 215, Lots 23, 27, 22 and 31), Long Island City, Borough of Queens (reopened November 9, 1948; previously granted on condition).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 25, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

700-48-BZ—Application, June 30, 1948, under sections 7e and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Joseph DiBari, owner, to permit in a residence and business use, C area district, the erection and maintenance of a building on existing gasoline service station (previously granted by the Board) to be used as a garage for more than five motor vehicles and stores, using more than the area permitted; 1140-1158 McDonald avenue, west side, 63 ft. 5 $\frac{3}{8}$ in. south of 20th avenue, 4911-4935 20th avenue and 939 Dahill road (Block 5464, Lot 15), Borough of Brooklyn.

120-33-BZ—Application of Daniel Santoro, applicant, on behalf of Robert A. Stella, owner, reopened January 20, 1948, under section 7i of the zoning resolution, to permit in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than five motor vehicles and gasoline service station (previously granted by the Board); premises 2100 Hylan boulevard, southeast corner of Hamden avenue (Block 3688, Lot 9), Grant City, Borough of Richmond.

809-48-BZ—Application, September 13, 1948, under sections 7e and 21 of the zoning resolution, of Joseph F. Kern, applicant, on behalf of Emmy Hegemann, owner, to permit in a residence and local retail use district, the use of frame building as a factory; premises 185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (Block 13007, Lot 17), Springfield Gardens, Borough of Queens.

810-48-A—185-06 Merrick boulevard, south side, 161.77 ft. west of Nellis street (rear ground floor); (Block 13007, Lot 17), Springfield Gardens, Borough of Queens (under section 35, General City Law re bed of mapped street—Montauk street).

841-48-BZ—Application, September 22, 1948, under sections 7c and 21 of the zoning resolution, of Lama and Proskauer, applicants, on behalf of B & G Holding Corp., owner (Nu-Miracle Carpet Cleaners, lessee), to permit in a residence use district, the change in occupancy from factory to rug cleaning and processing on the first floor and rug storage on second floor; premises 202-204 Caton avenue and 171-181 East 2nd street, southeast corner (Block 5325, Lot 1), Borough of Brooklyn.

890-48-BZ—Application, September 27, 1948, under sections 7c and 21 of the zoning resolution, of Edward J. Hurley, applicant, on behalf of Johnad Realty Corp., owner (John A. Dursi, Inc., lessee), to permit in a residence and business use, B area district, the extension to existing two story garage for more than five motor vehicles and the addition of a motor vehicle repair shop, and the extension to existing one story auto showroom to be used as a new parts department with a mezzanine using more than the area permitted; premises 630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

891-48-A—630-634 East Fordham road, south side, 26 ft. west of Belmont avenue and 2509 Belmont avenue (Block 3078, Lots 54, 56 and 59), Borough of The Bronx.

942-48-BZ—Application, November 1, 1948, under section 7A of the zoning resolution, of Charles N. and Selig Whinston, applicants, on behalf of 733 Columbus Avenue Corp., owner, to permit in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection; premises 70-72 West 96th street, south side, 61 ft. 8 $\frac{1}{2}$ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

707-48-BZ—Application, July 21, 1948, under section 7c of the zoning resolution, of Interborough Engineering Co., applicant, on behalf of Robert L. Goetz, owner to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office; premises 77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

836-48-A—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens (under section 35, General City Law re proposed widening of Parsons boulevard).

708-45-BZ—Application of Paul Friedman, applicant, on behalf of Mutual Life Insurance Co. of New York and Sears, Roebuck and Co., owners (Sears, Roebuck and Co., lessee), reopened September 14, 1948, under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board); premises 2359-2381 Bedford avenue, east side, 158 ft. 3 $\frac{1}{2}$ in. south of Tilden avenue, and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

736-45-BZ—Application of J. G. L. Molloy and Henry George Greene, applicants, on behalf of The Rector, Churchwardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee), reopened November 9, 1948, under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station and motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles); premises 3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-48-A—91-109 Paidge avenue, northeast corner of Brant street (Block 2500, Lot 1), Borough of Brooklyn (under section 35, General City Law re bed of mapped street—Brant street).

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 1, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

89-48-BZ—Application of Charles M. Spindler, applicant, on behalf of Abe Wagner, owner, reopened July 27, 1948—previously dismissed, under section 7c of the

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zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant; premises 3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

762-48-BZ—Application, August 25, 1948, under section 7c of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, accessory sales and office; premises 223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens.

959-48-A—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

947-48-BZ—Application, November 5, 1948, under section 7c of the zoning resolution, of Frederick W. Degenhardt, applicant, on behalf of Sheffield Farms Co., Inc., owner, to permit in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading; premises 1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 30 and part of Lot 37), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1949, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1949, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

334-48-A—1533 Pitkin avenue, north side, 60 ft. east of Saratoga avenue (Block 3493, Lot 27), Borough of Brooklyn.

779-48-A—2784-2786 Coney Island avenue, southwest corner of Gerald court (ground floor); (Block 7224, Lot 70), Borough of Brooklyn.

862-41-A—168-08 Northern boulevard, southeast corner of 168th street (cellar); (Block 5399, Lot 5), Flushing, Borough of Queens (reopened April 6, 1948).

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 8, 1949, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 8, 1949, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

866-48-BZ—Application, September 29, 1948, under sections 7c and 7i of the zoning resolution, of Lama and Proskauer, applicants, on behalf of Guistino Barone, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 21, 1948, 10 A. M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 14, 1948, were approved as printed in the Bulletin of December 21, 1948, Vol. 33, No. 51.

ZONING APPLICATIONS

184-44-BZ

APPLICANT—Kaye, Scholer, Fierman and Hays, for Theatre Guild, Inc., lessee; Robert L. Rothfeld (one of the trustees under will of Bettie Rothfeld), owner.

SUBJECT—Application reopened November 16, 1948, for consideration as to extension of term of variance—Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and, also permitting the existing rear yard as established when the building was erected in 1902.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Fitelson, Mayers and London.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m., at the request of the applicant.

708-45-BZ

APPLICANT—Paul Friedman, for Mutual Life Insurance Co. of New York and Sears, Roebuck and Co., owners (Sears, Roebuck and Co., lessee).

SUBJECT—Application reopened September 14, 1948—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue, and 160-174 (126-170 displayed) Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edwin C. Driscoll, J. Zakorsky and Frederick D'Arcy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m., for further consideration.

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736-45-BZ

APPLICANT—J. G. L. Molloy and Henry George Greene, for The Rector, Churchwardens and Vestrymen of Trinity Church in the City of New York, owner (Skyway No. 9, Inc., lessee).

SUBJECT—Application reopened November 9, 1948—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office (previously denied by the Board for gasoline service station and motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—3740 Broadway, northeast corner of West 155th street (Block 2114, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Henry George Greene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m., for inspection and decision without further argument.

89-48-BZ

APPLICANT—Charles M. Spindler, for Abe Wagner, owner.

SUBJECT—Application reopened July 27, 1948—previously dismissed—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing dry cleaning plant.

PREMISES AFFECTED—3119-3129 Atlantic avenue and 220-230 Hale avenue, northwest corner (Block 3959, Lots 50, 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Sidney I. Laitman, Mabel M. Koehler, Mabel McGrath, Helen Fleck, George Strong, John Martinetti, Joseph McGrath and Fred C. Soviero.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 10 a.m., for inspection and decision without further argument.

707-48-BZ

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue (Block 6812, part of Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m., for further consideration; applicant to file revised plans.

762-48-BZ

APPLICANT—Burke, Morrison and Green, for Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and office.

PREMISES AFFECTED—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Frank J. Horan, Louis Mendelson, Elma Gooduhn, Emilie Kemler, Robert Jorgensen, Leonard C. Scholl, Michael J. Ryan, Charles Lemken, Leon Wocosoff and A. B. Wocosoff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 10 a.m., for inspection and decision without further argument.

866-48-BZ

APPLICANT—Lama and Proskauer, for Guistino Barone, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Nathan Copeland, Helen Ankers, Edward Linder and Elizabeth Chiarello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1949 at 10 a.m., for inspection and decision without further argument.

928-48-BZ

APPLICANT—Simeon Heller, for L. J. D. Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building using more than the area permitted in the D area portion of lot; and without the required setbacks in the E-1 portion of the lot; to be used as store, sale and oil changing, tire changing, battery replacing and the parking of more than five motor vehicles for patrons and employees.

PREMISES AFFECTED—248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Henry Trautman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m., for further consideration.

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947-48-BZ

APPLICANT—Frederick W. Degenhardt, for Sheffield Farms Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading.

PREMISES AFFECTED—1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 30 and part of Lot 37), Borough of The Bronx.

APPEARANCES—

For Applicant: Edwin A. Acker.

For Opposition: Frank J. Durkin, Meyer D. Siegel, Amelia Farrell, Margaret Rooney, Julia Papanek, Edward Russo, William A. Raftery, Elizabeth Hoskins and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 10 a.m., for further consideration after applicant has filed corrected plans.

272-22-BZ

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application reopened November 23, 1948—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change of occupancy from machine shop to motor vehicle repair shop and paint room of an existing building (site previously granted by the Board as a public garage and a gasoline service station).

PREMISES AFFECTED—46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (entire property known as southeast corner); (Block 2432, Lot 9), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (272-22-BZ)

WHEREAS, this application, to permit in a business use district under section 7-E of the zoning resolution, the erection and maintenance of a garage for more than five motor vehicles, premises 69-02 to 69-08 Queens boulevard and 46-09 69th street, southeast corner (Block No. 2432 (1523) Lot No. 9), Woodside, Borough of Queens, was granted by the Board on May 23, 1922, on certain conditions; the resolution was amended on November 19, 1940 and August 6, 1941; and

WHEREAS, the applicant requested reopening of this application and consideration under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the change of occupancy from machine shop to motor vehicle repair shop and paint room of an existing building; and

WHEREAS, this application was reopened on November 23, 1948, subject to usual procedure; and

WHEREAS, a public hearing was held on December 21, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning

resolution show that Queens boulevard is in a business use, B area and Class 1½ height district; 47th avenue, 69th street and the site are in business and unrestricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 2713-48, dated November 1, 1948, reads:

"1. The extension of the use of a public garage and gasoline service station to include paint room and motor vehicle repair shop in a business district is contrary to Art. 2, Sec. 4 of the zone resolution and is also contrary to Cal. 272-22-BZ as amended."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 130 ft. in depth, irregular, on which is located a gasoline service station with a frontage facing on Queens boulevard; that there is also a building 64 ft. 8 in. front by 100 ft. in depth, irregular, one story in height, presently vacant, formerly used as garage and as a machine shop (facing 69th street); that it is proposed to use the building facing 69th street as a company owned and operated five car non-storage garage, motor vehicle repair shop and paint spray room; that it is further proposed to provide a new 11 ft. by 11 ft. vehicular entrance and a 3 ft. by 7 ft. new entrance door to building; and

WHEREAS, the applicant states the storage, repairing and painting will be confined solely to company equipment and the repairing will consist of usual motor work, ignition, wheel alignment, brake testing, etc. and will exclude all heavy collision work as well as body and fender work and there will be no welding; that the portion of this plot covered by the application with metes and bounds of about 60 ft. by 100 ft. and facing 69th street, on the east side of 69th street about 55 ft. south of Queens boulevard, is zoned 30 ft. for business use and 30 ft. unrestricted; that the paint spray room and a good portion of the repairing will be done in the unrestricted use part; that the entire plot and on which portion the Board granted the present gas station towards the Queens boulevard side, is owned by Esso Standard Oil Company and the station portion is under lease to the Atlas Service Stations, Inc.; that there will be no connection between the gasoline station use and the repair garage and the building is now divided by an unpierced 12 in. masonry wall; that existing conditions consist of a gasoline service station on the Queens boulevard side of the plot which was established by the Board's resolution dated August 6, 1941, amending previous resolution adopted May 23, 1922, and which provided the rear portion of the building was to be used for a conforming use; that C. O. Q-25215, issued March 16, 1942 on Alt. No. 1458-41 is now in effect; that Alt. Applic. Nos. 1449-42 and 1491-42 were approved October 8, 1942 and August 21, 1942, respectively, permitting the rear portion of the plot, i.e. that portion which this application is based on, to be used as a machine shop and certificate of occupancy Q-28531 was issued; that this rear portion was leased to the Globe Instrument Company for a period of five years for use as a defense plant; that the lease has expired and the premises were vacated on October 15, 1948; that under the terms of the lease the lessee was permitted to remove all partitions, doors, lighting fixtures, toilet fixtures, etc. and a temporary entrance door will be set in the vehicular opening; that the new work will consist of required fireproof partitions for the paint spray room together with ventilating system and other requirements of the rules governing paint spray rooms, new partitions for office and rest rooms, lowering and replacing the present concrete floor, repairing of the ceiling.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 23, 1942 as amended November 19, 1940 and August 6, 1941 only in so far as it has reference to the building at the rear as passed upon by the borough superintendent under Alt. 2713-48, objection dated November 1, 1948, to permit the use of the building partly in the business and partly in the unrestricted use district to be occupied throughout as proposed and as indicated on plans filed with this application for amendment of

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the resolution, marked "Received November 8, 1948," five sheets, and marked "Received December 17, 1948," one sheet, on condition that there shall be no change in the requirements of resolutions heretofore adopted as to the gas station erected on the front portion of the plot facing Queens boulevard; that there shall be no connection between such gasoline service station and the building at the rear now under consideration; that any openings in such building that may exist shall be blocked up along the line dividing the gas station from the garage building; that any existing windows on the east and south as shown shall either be blocked up with approved masonry or made fireproof self-closing and no other openings in such wall shall be constructed; that the garage shall be used solely for the motor vehicles operated by the company in connection with their bulk storage plant and for repairs thereto and not for general storage or repairing for others; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws and rules; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that a new certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

45-48-BZ

APPLICANT—Louis Lieberman, for Nicolo Alba, owner.

SUBJECT—Application decision of the borough superintendent under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (45-48-BZ)

WHEREAS, Louis Lieberman for Nicolo Alba, owner, filed January 2, 1948, an application under Section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 5109 to 5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn; and

WHEREAS, a public hearing was held on December 21, 1948, after due notice by publication in the Bulletin, and

WHEREAS, the district maps accompanying the zoning resolution show that New Utrecht avenue is in a business use, C area and Class 1 height district; 51st street is in residence and business use, C area and Class 1 height districts and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decisions of the borough superintendent, dated December 29, 1947, acting on Alt. Applications 4445-47 and 4446-47, read:

"1. Proposed extension will exceed area permitted in a 'C' area district and is contrary to Art. 4, Sec. 13C of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 47 ft. 11 in. front by 109 ft. ¼ in. in depth, irregular, on which is located a building 65 ft. 4⅞ in. in depth, by 40 ft. front, irregular, two stories, 20 ft. in height, of Class 3 construction, presently occupied as two stores

and two families; that it is proposed to erect a one story extension 10 ft. in height in the rear, and convert the two stores into one store to be used as a bakery; that the second floor will remain as two two families; and

WHEREAS, the applicant contends that the entire surrounding area is completely built up with many structures covering 100% of their plots; that the owner of this building finds it mandatory to expand his business and therefore requires this additional area; that as a result of this new extension the light and ventilation of adjoining buildings will not be affected; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulties and unnecessary hardships.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is granted under section 21 thereof, to permit the excess area as proposed for the proposed extension to be constructed on the rear of the lot, on condition that the roof construction shall be of concrete plank and that no wood shall be used in the roof construction; that the total height of the extension shall not exceed 14 ft. over the required parapet; that there shall be no windows or other openings in the side or rear walls of the extension; that the building shall not be further extended in height or area; that skylights as indicated may be constructed provided no skylight is nearer than 10 ft. to the rear lot line or 8 ft. to the side lot line to the north; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 46-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

813-48-BZ

APPLICANT—James C. Mackenzie, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district, the extension of more than one building on a lot.

PREMISES AFFECTED—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side, (Sheepshead Bay Houses); (Block 7405, Lot 1001, Block 7406, Lot 1, Block 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis S. Joseph and E. P. Malaspina.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (813-48-BZ)

WHEREAS, James C. Mackenzie for New York City Housing Authority, owner, filed August 31, 1948 an application under section 21 of the zoning resolution, to permit in a residence and business use district the erection of more than one building on a lot, affecting premises—blocks bounded by Avenue X, north side; Nostrand avenue, east side; Avenue V, south side and Batchelder street, west side, (Sheepshead Bay Houses) (Block 7405, Lot 1001; Block 7406, Lot 1; Block 7407, Lot 1; Block 7387, Lots 1 and 101, Borough of Brooklyn; and

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WHEREAS, a public hearing was held on December 21, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue, Avenue V and Avenue X are in a business use, D area, class 1 height district; Batchelder street, Avenue W and the site are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decisions of the borough superintendent dated August 6, 1948 as to N. B. Applications 1803, 1804, 1811, 1814, 1815-47 read:

"19. Bldgs. #5, 6, 13, 16 and 17 as located on Super Block is contrary to Article 1, section 1, subsection (v) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 680 ft. frontage by 710 ft. in depth, and 780 ft. frontage by 710 ft. in depth; that it is proposed to erect nine 6 story fireproof multiple dwellings on each new block; and

WHEREAS, the applicant contends that the project under appeal consists of 18 six story buildings of class 1 construction, all to be occupied as class A multiple dwellings; that the area of the plot involved is 1,025,000 sq. ft.; that the area of buildings to occupy this area covers 159,727 sq. ft.; that this is 15.4% of the total area; that the entire project will be under the control and supervision of the New York City Housing Authority who will see that the property is maintained in an orderly and sanitary condition; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted on condition* that the buildings shall be erected substantially as proposed and as indicated on plan filed with this application, marked "Received August 31, 1948" and that all buildings not facing directly on mapped streets shall have proper walks and service roads for access thereto; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified as to incinerator openings under Cal. 133-48-A.

844-48-BZ

APPLICANT—Lama and Proskauer, for 1-9 Neptune Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—1-11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (844-48-BZ)

WHEREAS, Lama and Proskauer, for 1 to 9 Neptune Avenue Holding Corporation, owner, filed September 22, 1948,

an application under Sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of auto showroom for new and used cars, motor vehicle repair shop and servicing and parts department to existing garage for more than five (5) motor vehicles and gasoline service station, affecting premises 1 to 11 Neptune avenue and 2788-2800 East 14th street, northwest corner (Block 7487, Lot 49), Borough of Brooklyn; and

WHEREAS, a public hearing was held on December 21, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue is in a business use, A and C area and Class 1 height district; East 14th street and the site are in a business use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1948, as to Alt. Applic. 3569-48, reads:

"1. The change of use from a garage for more than five (5) motor vehicles and gasoline station to a garage for more than five motor vehicles, gasoline service station, auto showroom for new and used cars, servicing and repairs and parts department on premises located in a business use district is contrary to Art. 2, Sec. 4a, subdiv. 29 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. 10¾ in. front by 136 ft. 8 in. in depth, irregular, on which is located a building covering entire plot, one story, 16 ft. 8 in. in height, of Class 3 construction, presently used as a garage for more than five motor vehicles and a gasoline service station; that it is proposed to maintain present uses and to add the use of show room, parts department and motor vehicle repair service for new and used cars; and

WHEREAS, the applicant contends that the building is being used as a garage for the storage of more than five motor vehicles; that the gasoline station at front of premises consists of three buried gasoline storage tanks and five gasoline pumps; that this building was erected in 1920 and altered in 1927 under Alt. 1148-1927 to permit a garage for more than five cars and gasoline service station; that C.O. 48978 was issued for this use; that in 1937, Alt. 12290 of 1937 to permit gasoline service station, garage for more than five cars was issued; that C.O. 85626 for these uses was issued; that Neptune avenue is a main auto highway and as such the proposed additional uses are entirely in keeping on this street; that the proposed additional uses are entirely confined to the interior of the building and therefore the community will not be affected; that the building on the adjoining lot to the west, Lot 22, maintained as a garage and auto showroom and repair shop was granted by the Board; that the premises immediately adjoining to the north, Lot 40, is developed with a chicken market; that Block 7486, Lot 43 is developed with a lumber yard; that Block 7488, Lots 48, 55, 58, 61 and 65 are developed with garages; Block 7488, Lot 44 has a gas service station; and

WHEREAS, the subject premises is in an area that was zoned for unrestricted use until October 10, 1930, at which time the use was changed to business use; and

WHEREAS, the applicant states that the building is used as an agency for Studebaker cars and for servicing such cars dealt in by the agency; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof, to permit the additional use in the garage building and gasoline station now occupied as a sales car agency for Studebaker cars and service station for cars dealt in by such agency, the use of auto showroom and Parts Depart-

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ment and motor vehicle repair shop as proposed and as indicated on plans filed with this application, marked "Received October 20, 1948" (3 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained for the new uses.

853-48-BZ

APPLICANT—Lama and Proskauer, for Benjamin Siegel, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles and as a wet wash laundry.

PREMISES AFFECTED—1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard Austin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (853-48-BZ)

WHEREAS, Lama and Proskauer for Benjamin Siegel, owner, filed September 17, 1948 an application under section 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five (5) motor vehicles and as a wet wash laundry, affecting premises 1024-1062 Rockaway avenue, west side, 100 ft. south of Linden boulevard and 711-717 Chester street (Block 3643, Lots 38 and 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on December 21, 1948 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Chester street is in residence, business and unrestricted use A area class 1 height districts; Rockaway avenue is in residence, business and unrestricted use, A area, class 1½ height districts and the site is in business and unrestricted use, A area, class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated September 14, 1948 as to N. B. Applic. 1429-48 reads:

"1. A garage for more than 5 motor vehicles in a business district is contrary to Art. 2, sec. 4a(15), Z. R.

2. The location of a wet wash laundry in a business district is contrary to Art. 2, Sec. 4a(51), Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot 191 ft. 2½ in. frontage by 200 ft. in depth, irregular, with the plot being 84 ft. 11¼ in. front on Chester street, presently vacant; that it is proposed to erect a building 191 ft. 2½ in. front by 200 ft. in depth, irregular, one story, 14 ft. in height, of class 1 construction, to be used as a garage for more than five motor vehicles, and as a wet wash laundry (portion of building facing Chester street); that there will be no high chimney due to the fact that a new type of boiler is to be used; and

WHEREAS, the applicant contends that the building will

occupy 100% of the area of the lot as permitted in an A zone; that the building facing on Rockaway avenue will be used as a public garage for the storage of more than five motor vehicles, the building facing on Chester street will be used as a wet wash laundry; that although the premises are in a business zone, the east side of Rockaway avenue directly opposite the site is an unrestricted zone and the premises south of the site and all of Ditmas avenue are in an unrestricted zone; that this unrestricted area is developed with many unrestricted uses; that directly adjoining the premises to the north in a residential zone there is a gasoline service station granted by the Board; that directly adjoining the premises to the west on lot 29 there is a public garage also granted by the Board in a business zone; that lot 5 adjoining the premises to the south is partly in a business and partly in an unrestricted zone but this lot is developed with an unsightly iron yard and crane; lot 48 also adjoining the site to the south and also partly in a business and unrestricted zone is developed with a junk yard; that as to the heating plant to be installed at these premises in conjunction with the proposed wet wash laundry, it is proposed to install an approved Cleaver-Brooks Steam Generator consisting of a boiler, oil burner and a small diameter vent to carry off products of combustion;

WHEREAS, on November 10, 1938 the Board under Cal. 335-37-BZ granted the application under section 21 for a term of five (5) years, to permit the premises to be used for the storage and handling of scrap iron on condition . . . that a woven wire fence shall be constructed along the front of property not less than 7 ft. in height, except for necessary entrances, premises 1040-1056 Rockaway avenue, west side, 140 ft. south of Linden boulevard (Block 3643, part of Lot 40), Borough of Brooklyn; and

WHEREAS, on April 9, 1940 the application was reopened and permit extended for ten years from May 10, 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the construction of a garage and a wet wash laundry, as indicated and proposed on plans filed with this application, marked "Received September 17, 1948" (3 sheets) *on condition* that the building shall not be increased beyond the height proposed and shall comply in all respects with all laws, rules and regulations applicable thereto; that the proposed garage facing Rockaway avenue shall not be connected with the section facing Chester street proposed to be occupied for wet wash laundry; that each building shall be separated by fire proof construction and all exits required for either building shall be maintained in accordance with the requirements therefor; that the boiler room in the wet wash laundry portion shall be separated from the balance of the building by fire proof construction and enterable only from the exterior; that the receipt and delivery of all laundry shall be made within the building through the entrance as proposed to Chester street with a curb cut opposite 15 feet in width as indicated; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

894-48-BZ

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co., Inc., and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21-C of the zoning resolution, to permit in a residence and local retail use district, the erection of more than one building on a

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plot and the parking of groups of cars on the residence portion of plot.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side, (Blocks 7617 to 7621, Lot 40; Blocks 7628 to 7631, Lot 1; Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: William Dowling, Russell Benjamin and Joseph H. Garahan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (894-48-BZ)

WHEREAS, William M. Dowling for United Veterans Mutual Housing Company, Inc., and United Veterans Mutual Housing, No. 2 Corp. filed October 18, 1948, an application under Section 21C of the zoning resolution to permit in a residence and local retail use district the erection of more than one building on a lot and the parking of groups of cars on the residence portion of the plot, affecting premises—blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side and Springfield boulevard, west side (Blocks 7617 to 7621, Lot 40; Blocks 7628 to 7633, Lot 1; Block 7632, Lots 1 and 50, and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the Board of Standards and Appeals, at its regular meeting, November 23, 1948, after due notice by publication in the Bulletin, and laid over to November 30, 1948, for applicant to file proper plans, and then laid over to December 21, 1948, pending action by the City Planning Commission, after submission of plans by the Board, under the requirements of Section 21-C; and

WHEREAS, the district maps accompanying the zoning resolution show that 220th street, 69th avenue, 218th street, 219th street, are in a residence use, D area and Class 1 height district; and 73rd avenue, 67th avenue, 67th street, Springfield boulevard and Bell boulevard are in residence and local retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 29, 1948, re N.B. Applic. 5782-48, reads:

"3. The erection of more than 1 building on a plot is contrary to Section 1-V of the zoning law.

6. The parking of groups of cars on the residence portion of a plot located partly in a residence zone and partly in a local retail zone, is contrary to Article 2, section 3 of the zoning law."

and

WHEREAS, the applicant states the premises consist of the following—1st block, bounded by 68th avenue, Bell boulevard, 67th avenue and 218th street, approximately 465 ft. by 510 ft. in depth; 2nd block, bounded by 73rd avenue, Bell boulevard, 68th avenue and 218th street, approximately 725 ft. by 510 ft.; 3rd block, bounded by 73rd avenue; 218th street, 67th avenue and Springfield boulevard, 1200 ft. by 800 ft., presently vacant; that it is proposed to erect 39 buildings (800 dwelling units) to be cooperatively owned by none except veterans of World War II and their families; that it is also proposed to park cars in groups on residential portion of plot; and

WHEREAS, the applicant contends that petitioner proposes the erection of a two story garden apartment development covering only 19% of the area of the plot; that all of the 800 dwelling units included in this project will be cooperatively owned by none except veterans and their families; that this project is the first one of its kind being sponsored by the New York State Division of Housing which provides for limited dividend corporation ownership;

that the mortgage, which will be insured under Section 207 of the Federal Housing Administration, will be a blanket mortgage covering the entire development of 800 dwelling units; that this will prevent the sale of any single unit or group of units; that consequently, the project will always retain its initially conceived autonomy; that it is not proposed to park any cars in areas now designated as local retail; that all cars will be parked and/or garaged in areas now zoned as residential; that there will be 30% garages, 40% parking; that the entire development will be in harmony with the general purpose of the zoning resolution and with adjacent development such as Oakland Gardens immediately opposite on Springfield boulevard; that the development will complement and enhance the value of all surrounding property; and

WHEREAS, the street layout as shown on the plans is represented by the applicant as having been approved upon recommendation of the City Planning Commission by the Board of Estimate on October 7, 1948 under Cal. 128A and that revised layout affecting the proposed cul-de-sac street is under consideration by the City Planning Commission under CP6071 and has been set for public hearing before the City Planning Commission on January 5, 1949; and

WHEREAS, a favorable report has been received by the Board from the City Planning Commission dated December 16, 1948, report No. 5537 adopted December 15, 1948; and

WHEREAS, the Board deemed that this was a proper case in which to exercise discretion to grant under section 21C of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the zoning resolution, and that the application be and it hereby is *granted* under section 21C thereof, substantially as proposed and as indicated on plans filed with this application marked "Received October 18, 1948," (8 sheets); and marked "Received November 29, 1948," block diagram, one sheet; drawing RE-1, and revised drawings marked "Received December 14, 1948," (17 sheets); *on condition* that the street layout shown thereon shall be as approved by the Board of Estimate; that in all other respects, the requirements of section 21C shall be complied with; as to objection 3, that the arrangement of buildings shall be as shown on such plans and as to objection 6, that the parking of groups of cars and the accessory garages shall be maintained as proposed and as shown on such plans; that only cars belonging to the occupants of the building shall be parked or garaged; that no servicing of cars shall be permitted; that all parking areas shall be properly surfaced and drained; that all public streets and curbing, paving and sewers shall be constructed to the satisfaction of and to meet the requirements of the borough president; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal 895-48-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

921-48-BZ

APPLICANT—Shreve, Lamb and Harmon Associates, for The Mutual Life Insurance Company of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail and business use, B area and Class 2 height district, the erection and maintenance of a building to exceed allowable height district, without the required setbacks.

PREMISES AFFECTED—1730-1750 Broadway, east side, from West 55th to West 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan.

APPEARANCES—

For Applicant: William Lamb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (921-48-BZ)

WHEREAS, Shreve, Lamb and Harmon Associates, for the Mutual Life Insurance Company of New York, owner, filed October 13, 1948, an application under Section 21 of the zoning resolution, to permit in retail and business use, B area and Class 2 height districts, the erection and maintenance of a building to exceed allowable height, without the required set backs, affecting premises 1730-1750 Broadway, east side, from West 55th to West 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan; and

WHEREAS, a public hearing was held on December 21, 1948, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 56th street and West 55th street are in retail and business use, B area and Class 2 height districts; Broadway is in a retail use, B area and Class 2 height district; the site is in retail and business use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 28, 1948, as to amend. to N.B. Applic. 172-48, reads:

"1. Proposal to exceed allowable height limits is contrary to Sec. 8, Art. III, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 207 ft. 3½ in. front by 172 ft. 7 in. in depth, irregular, on which are located three buildings to be demolished and an existing parking lot; that it is proposed to erect a building 200 ft. 10 in. front by 153 ft. 5 in. in depth, irregular, 25 stories and pent house, 335 ft. 6½ in. in height, of Class 1 construction, to be used as an office building; and

WHEREAS, the applicant contends that the proposed structure is less than the maximum allowed by the Building Zone Resolution for property coverage, set-backs and dormers, except on 55th street for that portion of the building extending beyond a point 100 ft. east of Broadway to the easterly line of the property or a distance of 21 ft. 3 in.; that the variation of the building zone resolution is requested to permit the extension of the Broadway influence to a distance of 121 ft. 3 in. east of the Broadway building line on 55th street instead of 100 ft. as permitted by the zoning resolution; that the Park Central Hotel, immediately to the east of the proposed building, is constructed to a height of 203 ft. on the building line for its entire length of 1½ ft. to 7th avenue on the north side of 55th street; that the proposed building may, under the zoning resolution, be erected for a distance of 100 ft. from Broadway to a permitted height of the street wall of 161 ft. 3 in. (150 ft. plus 11 ft. 3 in. excess height); that the remaining length of the street wall, 21 ft. 3 in. is subject to the 60 ft. width of 55th street, requiring a height of 101 ft. 3 in. (90 ft. plus 11 ft. 3 in.); that the increase to the height of this length of wall and the set backs above it, to the height permitted by the influence of Broadway, would (1) Interfere very little with the light and air on 55th street south of the proposed building; (2) Eliminate a pocket 18 ft. x 21 ft. 3 in. which would be troublesome under adverse weather conditions; (3) Improve greatly the 55th street front of the building; that this request for a variation from the zoning resolution is not based on a desire to increase the area of the building; that it should be noted that there are three triangular areas on the Broadway frontage between the permitted building line and the wall of the building which total 2,130 sq. ft.; that this unused area for a height of 12 stories total 342,334 cu. ft. of building as permitted under the zoning resolution which is not proposed to be built upon as compared with the volume of 33,150 cu. ft. which this variation would permit;

and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis of appeal under section 21 of the zoning resolution and was, therefore, entitled to relief as to height on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof to permit the extension in height as proposed and as indicated on plans, marked "Received October 13, 1948" (11 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

186-44-A

APPLICANT—Kaye, Scholer, Fierman and Hays, for Theatre Guild, Inc. lessee; Robert L. Rothfeld (one of the trustees under will of Bettie Rothfeld), owner.

SUBJECT—Application reopened November 16, 1948—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of 5th avenue (Block 1269, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Fitelson, Mayers and London.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 10 a.m., at the request of the applicant.

836-48-A

APPLICANT—Interborough Engineering Co., for Robert L. Goetz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—77-02 to 77-10 Parsons boulevard, southwest corner of 77th avenue, (Block 6812, part of Lot 39), Flushing, Borough of Queens (under Section 35, General City Law re proposed widening of Parsons boulevard).

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1949 at 10 a.m. for further consideration.

959-48-A

APPLICANT—Burke, Morrison and Green, for Murray Seldin, Keva Skodnick and Michael Skodnick, joint owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—223-18 to 223-28 Union turnpike and 80-02 to 80-10 Springfield boulevard, southwest corner (Block 7799, Lot 8), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Springfield boulevard).

MINUTES

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 10 a.m. for inspection and decision without further argument.

814-48-A

APPLICANT—James C. Mackenzie, for New York City Authority, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by Avenue X, north side, Nostrand avenue, east side, Avenue V, south side and Batchelder street, west side (Sheepsh-head Bay Houses); (Block 7405, Lot 1001, Blocks 7406 and 7407, Lot 1, Block 7387, Lots 1 and 101 and Block 7388, Lot 1), Borough of Brooklyn (under sections 35 and 36 General City Law, re buildings in bed of and not fronting on legal streets).

APPEARANCES—

For Applicant: Louis S. Joseph and F. P. Molaspina.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board of Estimate in removing Brown and Haring streets from the city map.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

1344-39-A

APPLICANT—Saul Goldsmith, for Boerum Corp., owner (The Ullman Co., Inc., lessee).

SUBJECT—Application reopened November 16, 1948—re appeal from an order of the fire commissioner.

PREMISES AFFECTED—319-329 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block 3083, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1344-39-A)

WHEREAS, this appeal from an order and a decision of the fire commissioner, affecting premises 319-329 McKibben street, north side, 120 ft. west of White street and 318-326 Boerum street (Block No. 3083, Lot No. 11), Borough of Brooklyn was granted by the Board on December 19, 1939; and

WHEREAS, the applicant requested reopening of this appeal and consideration under a new order of the fire commissioner; and

WHEREAS, this case was reopened on November 16, 1948, subject to usual procedure; and

WHEREAS, Order 17712-LC, issued by the fire commissioner November 9, 1948, reads:

"You are hereby notified that an inspection of the above premises, used to store and use Kerosene, acids, etc. shows that the following must be done before the permit requested by you can be issued;

FORTHWITH

1. Reduce the storage of volatile inflammable oil to a quantity not exceeding one 55 gallon drum and that

such drum shall be maintained in a fireproof vault outside the building in accordance with resolution of the Board of Standards and Appeals, Cal. 1344-39-A."

and

WHEREAS, the applicant states that the building is five stories, 65 ft. in height; 100 ft. by 200 ft. in area, of Class 3 construction; erected 1929; located on a lot 130 ft. by 200 ft. deep, in an unrestricted use A area, Class 1½ height district and used and occupied since 1929—cellar, woodworking, 100 persons; 1st floor, printing, 100 persons; 2nd floor, printing, 100 persons; 3rd floor, woodworking assembly, 100 persons; 4th floor, clothing manufacture, 125 persons; that no change in use or occupancy is proposed; that the building is equipped with a two source sprinkler system throughout and approved standpipe system; that there are two 3 ft. 8 in. wide steel, brick enclosed interior stairs, from roof bulkhead direct to street, equipped with kalamein self-closing doors, and one extension stairs extending to roof by ladder and to yard by stair with egress to street directly through yard; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that the Board is requested to reopen its resolution adopted December 19, 1939, and to amend same so as to permit the following storage of volatile and inflammables:

Cellar—3500 gallons of lacquers and thinners in 55 gal. drums

500 gallons of paint, in 5 gallon cans

1st floor—55 gallons of Salvisol #5

165 gallons Kerosene

25# Potash Bechromate

1 carboy Formic acid

1 carboy Acetic acid

5 drums printers ink

1 carboy ammonia

20 gallons wood alcohol

30 gallons cyl. hexanol

3 - 55 gallon drums Xylol

1 - 55 gallon drum Tolual

1 - 55 gallon drum Isopopyl Alcohol

3 - 55 gallon drums Butyl Acetate

1 - 55 gallon drum Butyl Alcohol

1 - 55 gallon drum Methyl Ethyl Ketone

1 - 55 gallon drum Ethyl Acetate

and

WHEREAS, the applicant contends that at the time of the Board's action under Cal. 1344-39-A, Vol. 1 and Cal. 602-38-A, there existed a fireproof storage vault at cellar level; that due to increased requirements a fireproof addition was erected at the 1st story level over the then existing fireproof storage vault for the storage of inflammables and combustibles; that this extension was erected under Alt. 325-47; that the applicant had no knowledge of the previous action of the Board or its limitations and was only advised recently of such action when application was made to the Division of Combustibles for permit to increase the storage of volatile and inflammable products; that the storage vault is one story and cellar, 10 ft. 6 in. by 59 ft. in area, fireproof, equipped with an approved type sprinkler system; that the cellar vault is divided into two parts with entrances only from the exterior; that the 1st floor vault is entered from the 1st floor of the building proper, protected with a 3 hour assembly consisting of Underwriters labelled sliding and swing doors; that all storage spaces are provided with fixed ventilation; that due to the variety of items stored it would be difficult to provide a buried storage system; that all the volatiles are contained within the fireproof vault; that use of these volatiles and inflammables complies with the requirements therefor; that the storage vault faces on the street and on the side yard, which is wide enough for trucks or apparatus to enter in the event of an emergency; and

WHEREAS, the premises were inspected by the Inspector of the Division of Combustibles, Fire Department.

Resolved, that the decision of the fire commissioner acting on Order 17712-LC, Obj. 1, be and it hereby is modi-

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and that the appeal be and it hereby is granted to permit the storage of combustible and inflammable materials as proposed, *on condition* that the two story vault on the premises shall have met the approval of the Building Department; that materials as are used for woodworking plants in the cellar shall be stored within the lower section of such vault and that such materials as are used by the printing concern shall be stored in the upper story of such vault; that no inflammable or combustible materials shall be taken from the vault except in approved safety cans for use in the premises; that all drums within the vault shall be fitted with approved pumps; that in the premises of the printing establishment there shall be maintained an approved steel cabinet at each press for storing small quantities of these materials; that any rags used in connection with the cleaning of presses or equipment shall be kept in metal tins with self-closing covers and with the tins partly filled with water; that no salvosol with flash point less than No. 5, shall be maintained on the premises; that an additional means of ventilation shall be installed in the vault consisting of open louvers through the wall or in the entrance doors, other than what is shown on plans filed with this appeal marked "Received November 3, 1948," (4 sheets); that the sprinkler system shall be maintained throughout the premises and within the two stories of the vault as proposed and maintained to the satisfaction of the fire commissioner; that the storage of materials shall be maintained to the satisfaction of the fire commissioner.

46-48-A

APPLICANT—Louis Lieberman, for Nicolo Alba, owner.
SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (46-48-A)

WHEREAS, Louis Lieberman, for Nicolo Alba, owner, filed January 2, 1948, an appeal from a decision of the borough superintendent, affecting premises 5109-5113 New Utrecht avenue, east side, 71 ft. 7½ in. south of 51st street (Block 5655, Lots 31 and 32), Borough of Brooklyn; and

WHEREAS, the decisions of the borough superintendent, dated December 29, 1947, as to Alt. Applications 4445-47 and 4446-47, reads:

"2. Area of combined structures is in excess of 3000 sq. ft. for a residence structure and will violate 4.2.1 of the Code."

and

WHEREAS, the applicant states that the building is two stories, 20 ft. in height; 47 ft. 11 in. irregular, by 65 ft. 4½ in. irregular in area, of Class 3 construction; erected 1921, in a business use C area, Class 1 height district and used and occupied since 1929 as follows: cellar, heating and storage; 1st floor, stores; 2nd floor, dwelling two families; proposed to be used and occupied—cellar, same 1st floor, bakery, 10 persons; 2nd floor, dwelling, two families; that the building is equipped with two 3 ft. wide non-fireproof stairs, enclosed in partitions of studs and plaster, equipped with wood doors; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the area of the combined structures will be in excess of 3,000 sq. ft. for

the business use only but will contain less than 3,000 sq. ft. for the residential portion; and

WHEREAS, Certificate of Occupancy 10709, was issued November 23, 1921, for 5109-5113 New Utrecht avenue, permitting their use as store and one family dwellings.

Resolved, that the decisions of the borough superintendent dated December 29, 1947 acting on Alt. Applications 4445-47 and 4446-47 be and hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be arranged and shall comply with the requirements of the resolution adopted this day under Cal. 45-48-BZ.

895-48-A

APPLICANT—William M. Dowling, for United Veterans Mutual Housing Co. Inc., and United Veterans Mutual Housing No. 2 Corp., owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Blocks bounded by 67th avenue, south side, 73rd avenue, north side, Bell boulevard, east side, and Springfield boulevard, west side, (Blocks 7617 to 7621, Lot 40; Blocks 7628 to 7631, Lot 1; Block 7632, Lots 1 and 50 and Blocks 7639 to 7643, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: William Dowling, Russell Benjamin and Joseph H. Garahan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (895-48-A)

WHEREAS, William M. Dowling for United Veterans Mutual Housing Co., Inc. and United Veterans Mutual Housing No. 2 Corp., owners, filed October 18, 1948 an appeal from a decision of the borough superintendent and an application pursuant to sections 35 and 36 of the General City Law, to permit the erection of buildings in the beds of mapped streets, and to permit the erection of buildings without access to an officially mapped street, affecting premises bounded by 67th avenue, Bell boulevard, 73rd avenue and Springfield boulevard (Bell Park Gardens) (Block 7617, lot 40; block 7618, lot 40; block 7619, lot 40; block 7620, lot 40; block 7621, lot 40; block 7628, lot 1; block 7629, lot 1; block 7630, lot 1; block 7631, lot 1; block 7632, lots 1 and 50; block 7639, lot 1; block 7640, lot 1; block 7641, lot 1; blocks 7642, lot 1; block 7643, lot 1), Bayside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 29, 1948 as to N.B. Applic. 5782-48 reads:

"1. The construction of any building in the bed of a mapped street, is contrary to Article 3, sec. 35 of the General City Law.

2. The erection of any building without access to an officially mapped street or highway, is contrary to article 3, sec. 36 of the General City Law.

4. The erection of a frame building in the fire limits, is contrary to sec. 4.1.2 of the Building Code.

5. The erection of groups of contiguous frame buildings, with more than 2 buildings in any group, is contrary to sec. 4.1.3 of the building code."

and

WHEREAS, the applicant states that this appeal and application relate to the construction of a housing project designed under the provisions of section 207 of the National Housing Act mortgage insurance requirements to conform with the planning requirements of the Federal Housing Administration and the New York State Division of Housing; and

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WHEREAS, the applicant contends as to objections 1 and 2 issued by the borough superintendent that on October 7, 1948 the Board of Estimate adopted map 3267, which adoption demaps all original streets within this plot and lays out a new system of streets which will serve the proposed project; that this act by the Board of Estimate will satisfy objections 1 and 2 except that a further revision in a portion of the newly laid out 68th avenue shown on that map is now being processed through the Board of Estimate and the City Planning Commission; that this change consists of reversing the approach to the cul-de-sac portion of 68th avenue from its now new official point of entry off Springfield boulevard to its modified location off 218th street as indicated on plans filed with this application; and

WHEREAS, the applicant contends as to objection 4 and 5 that it is proposed to build a series of connected two family houses divided by unpierced masonry walls 8 in. thick, extending to the underneath side of the roof sheathing; that each subdivision will have a separate entrance for each family and each upstairs apartment will have its own individual stairs serving its individual family; that all partitions and ceilings separating apartments other than the masonry fire walls will be covered with $\frac{3}{8}$ in. perforated rock lath and $\frac{1}{2}$ in. gypsum plaster; that the exterior walls will be of brick masonry veneer and where division walls occur such walls will be fire stopped as indicated on drawings filed with this appeal.

Resolved, that the decision of the borough superintendent dated September 29, 1948 on N.B. Applic. 5782-48 be and it hereby is granted as to objection 2 on condition that access from each building to a mapped street or highway shall be maintained as proposed and as shown on plans filed and in accordance with resolution adopted this day under Cal. 894-48-BZ: as to objections 4 and 5, that the buildings shall be constructed as herein proposed and in all other respects shall meet the requirements of the building code and all other laws, rules and regulations applicable thereto; on condition that the requirements of the resolution adopted this day under Cal. 894-48-BZ shall be complied with, and withdrawn as to objection 1.

MATERIALS AND APPLIANCE SUBMITTED FOR APPROVAL

76-47-SM

APPLICANT—Ceco Steel Products Corp., owner.

SUBJECT—Ceco Metal Lath, approval of.

APPEARANCES—

For Applicant: Ronald W. Hadley.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (76-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 23, 1948

Re: Cal. 76-47-SM

Subject: Ceco Metal Lath, Approval of:

The Ceco Steel Products Corporation filed on January 15, 1947, an application with the Board of Standards and Appeals for approval of Ceco Metal Lath under the provisions of C26-1780.b and C26-459.0 and C26-460.0 of the Administrative Building Code.

Description

The materials are manufactured at the applicant's plant at 5701 W. 26th Street, Chicago 50, Illinois, from required gauge metal blanks of the proper width and length as required for the finished product. The lath is

produced on the rotary type of machine and is expanded on the same machine after which it passes through ball bearing rolls and is then trimmed to the desired length before being packed in bundles containing 10 pieces each.

In the expanding process diamond shaped openings are formed consisting of strands and bonds. The strands extending diagonally in opposite directions are being connected at their intersection by the bonds. The size of mesh is small providing thousands of keys for the plaster per square yard. This core of steel imbedded in the plaster provided a reinforcement not available in composition boards or wood laths. There is a twist or slant in the strands of the mesh which prevents shearing of plaster and increases the rigidity of the sheets.

The lath is trimmed with square corners and have no sharp edges or ragged ends. Each sheet lays flat and is easy to erect.

The 2.5# and 3.4# painted copper alloy weights are manufactured from 26 ga. and 24 ga. copper alloy steel sheets respectively, and are coated with an asphaltic paint after fabrication. The 3.4# galvanized weight is fabricated from 25 ga. galvanized steel sheets.

Ceco Diamond Mesh Self-furring Lath is manufactured in the same manner as the regular Diamond Mesh Lath, with the exception that it passes through a set of rolls that impress a series of dimples on the surface of the lath. These dimples are spaced at frequent intervals. The lath is applied with the dimples in contact with the sheathing, permitting the plaster or stucco to key properly without utilizing additional furring members.

Inspection and Test

These materials were inspected and tested at the plant of the applicant at 5701 W. 26th Street, Chicago 50, Illinois. Typical specimens were selected at random, measured and weighed by the Committee on Test consisting of Commissioner Chas. M. Blum and Chief Engineer L. V. Huber.

Sample No.	Lath	Thickness	Average Weight
1.	Ceco 2.5# Diamond Cop-Bearing Lath	26 ga.	49.7 per bdl.
2.	Ceco 3.4# Copper Bearing Lath	24 ga.	68.3 " "
3.	Ceco 3.4# Galvanized Lath	25 ga.	68.9 " "
4.	Ceco Corna Lath	26 ga.	
5.	Ceco Diamond Mesh, Self-Furring Lath		
6.	Ceco Channels— $\frac{3}{4}$ " Cold Rolled Channels	16 ga.	308# per M.
7.	1 $\frac{1}{2}$ " Cold Rolled Channels Corner Bead	16 ga.	476# " "
8.	1A Expanded Galv.	26 ga.	
9.	4A & 4AF Corner Bead Galv. Base Screed & Picture mold	26 ga.	
10.	6A $\frac{1}{2}$ " Base Screed	26 ga.	
11.	7A Curved Pint Base Screed	26 ga.	
12.	8A Picture Mold Hollow Partition Studs & Track	26 ga.	
13.	$\frac{3}{4}$ " Studs & Track Painted	16 ga.	602
14.	4" Studs & Track Painted	16 ga.	663
15.	6" Studs & Track Painted	16 ga.	880

Recommendation

On the basis of the foregoing data, the Committee recommends the approval of the Ceco Metal Lath and Ceco Metal Lath accessories as follows:

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Lath, weighing less than three pounds per square yard be approved for use as a substitute or combustible lath under C26-458.0. Such lath, however, shall weigh not less than two and one-half pounds per square yard.

Lath weighing three pounds per square yard or over be approved for use as metal lath under C26-459.0 and C26-460.0 when installed in accordance with the requirements therefor.

All accessories listed herein be approved when installed under the requirements of the Administrative Building Code under C26-191.0 and C26-178.0.

It is further recommended that the use of these materials be limited to the specific uses permitted for each type of lath and that it be applied as provided for in the pertinent provisions of the Administrative Building Code. In cases where no specific requirements exist, the material may be installed in accordance with the manufacturer's specifications.

It is also recommended that the materials shall be manufactured and applied as provided for herein, except that lath weight shall be permitted a tolerance of 5 per cent.

Each bundle or container shall be labeled or stamped reading as follows: "Approved by the Board of Standards and Appeals for Use in New York City Under Cal. No. 76-47-SM." Where the lath weight is less than three pounds per square yard such lath shall bear additional wording reading as follows: This metal-lath may only be used where combustible lath is permitted. It is not intended, however, that the prohibitions of C26-458.0 a.b. apply to lath weighing less than three pounds per square yard as herein recommended for approval. The installation of such lath, however shall comply with all the requirements of the Code for metal lath as provided in C26-459.0 (8.4.10.3)

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1089-47-SM

APPLICANT—Monsanto Chemical Co., owner.

SUBJECT—Rezgard A, (textile flame retardants, fugitive type), approval of.

APPEARANCES—

For Applicant: R. S. Dempsey.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1089-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST.

October 26, 1948.

Re: Cal. 1089-47-SM.

Subject: Rezgard A, (textile flame retardant, fugitive type) approval of.

Monsanto Chemical Co. of Boston, Mass, filed December 15, 1947 an application with the Board of Standards and Appeals for approval of Rezgard A (textile flame retardant, fugitive type) under the provisions of C26-178.0 and C26-721.o.b. Administrative Building Code and the Rules of the Board for tests for Flame

Resistive, Flameproof Materials etc. adopted under Cal. 294-40-SR.

Description

Rezgard "A" is a flame retardant chemical compound whose base is borophosphate. This compound is suitable for treating of cellulosic fabrics only (cotton and viscose rayon). The application of this compound to fabrics to be flameproof is done by mill application only. The method of application is as follows:

Determination of the amount of Rezgard A required: This is done by taking into consideration the nature of the fabric, weight of the cloth, porosity and type of weaves and absorbency. As a general average 10% (based on weight of the fabric to be flame proofed) treatment of the chemical will suffice. The fabric should be dry and free from excessive size, waxes or other foreign substances.

This fabric to be flameproofed is immersed in a bath containing a 10% solution of Rezgard A and then the material is squeezed through rolls. Then the material is dried at temperature ranges of 220°F to 260°F.

Inspection and Test

The compound known as Rezgard A was flame tested September 20, 1948 at the Better Fabrics Testing Bureau Inc. Present at the test were J. A. Darts, Engineering Division, Committee on Test Mr. R. S. Dempsey representing the applicant and Mr. W. H. Masterson of the Laboratory.

Four samples of material were tested

1. All Cotton; sheeting
2. All Viscosi Rayon; Dress Fabric
3. All Cotton; Monks cloth
4. All Cotton; Plush (Pile Fabric)

The tests were made in accordance with the requirements of the Board for the determination of fire resistance of material.

There was no flashing, flaming or glowing outside the charred area in any of the four samples and the maximum time of glow within the charred area was 53 seconds. This glow occurred in Sample 4.

As all the glow was confined to the charred area it may be disregarded per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that Rezgard A possesses inherent flameproof properties and accordingly recommends approval of this material for use with material listed.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive, Flameproof Materials, etc., adopted under 294-40-SR.

The Committee further recommends that each container in which Rezgard A is marketed by Monsanto Chemical Co. shall be labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Cal. 1089-47-SM."

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

189-48-SA

APPLICANT—Rudd-Melikian, Inc., owner.

SUBJECT—Kwik Kafe (beverage dispenser), approval of.

APPEARANCES—

For Applicant: Julius A. Hellenbrand and K. C. Melikian.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (189-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 19, 1948

Re: Cal. 189-48-SA

Subject: Kwik Kafe (hot coffee beverage dispenser).

Rudd-Melikian, Incorporated, 1947 Howard Street, Philadelphia, Pennsylvania, owner, filed on March 4, 1948, an application with the Board of Standards and Appeals for approval of the Kwik-Kafe Hot Coffee beverage dispenser machine under the provisions of C19-96, Administrative Code of the City of New York and the Submerged Inlet Rules of the Board of Standards and Appeals.

Description

The machine is designed to dispense a freshly made cup of hot coffee. Upon receipt of a coin in the coin selector mechanism, hot water and liquid coffee pour into a sanitary paper cup. Simultaneously a wooden spoon is automatically dispensed and if wanted refrigerated evaporated milk.

The refrigerating system consists of a $\frac{1}{8}$ h.p. hermetically sealed compressor with an external fan for condenser cooling, the compressor is charged with 8 ounces of Freon 12. The refrigeration system consists of the evaporator assembly, capillary and return lines, compressor, condenser assembly and thermostatic control within a closed area of the dispensing cabinet. The evaporator is aluminum.

The assembly, other than refrigeration, includes a five (5) gallon hot water storage tank, one (1) $\frac{4}{5}$ -gallon coffee syrup tank, on (1) $\frac{4}{5}$ gallon liquid sugar tank, liquid milk and liquid sugar buttons and valves, the cup dispenser assembly, a spoon dispenser, a slug rejector and a germicidal lamp.

There is a dispensing faucet mechanism which serves the hot water, which is mixed with the liquid coffee (and the liquid milk and/or liquid sugar if desired), in the cup itself. There is no mixture of liquid except in the cup. Three electric commodity valves regulate the amount of liquid coffee, milk and sugar. The dispensing faucet mechanism is operated by solenoid valves which are supplied current for an adjustable length of time from a cam arrangement on the cup dispensing assembly. The drink is dispensed into a paper cup which is supplied by the cup dispensing mechanism, operated by a relay assembly which is controlled by a coin operated switch on the coin chute.

The water connection to the machine is made through flexible copper tubing with an anti-syphon valve to prevent back syphonage.

The electric system is designed for 100/120 volt, 60 cycle, single phase only. The hermetically sealed compressor motor is rated at 115 volts, 60 cycle, $\frac{1}{8}$ h.p. The total load of the system is 10 amp. at 110-120 volts A.C.

In order to prevent water boiling the hot water tank is provided with a circuit breaker that commences operation at 180°F.

The machine is equipped to display a red light and return coins automatically if the supply of cups is

out and if the incoming water supply is interrupted. All electrical equipment will comply with the requirements of the Electrical Code of the Department of Water Supply, Gas and Electricity. The dispensing valve will meet the requirements of the Department of Health.

Inspection and Test

Inspection and test of this device was made by the Committee on Test September 23, 1948 at 225 South Street, (Terminal Warehouse) New York, N. Y., and the device operated as designed. Present at the test were Chief Engineer L. V. Huber and John A. Darts, Jr. of the Committee on Test, and E. M. Sahagian, Phillip Koff, Richard Tighe and Edward Sharf of the law firm of Sharf & Hellenbrand, Esqs., representing the applicants.

Recommendation

On the basis of the above data the inspection and test, the Committee on Tests recommends the approval of the Kwik-Kafe Hot Coffee Beverage Dispenser for use in New York City under the provisions of C10-96 Administrative Code as supplemented by instructions to inspectors as adopted by the Fire Commissioner, as amended through November 12, 1947, when installed in accordance with this report provided the Electrical installation complies with the requirements of the Department of Water Supply, Gas and Electricity and that the device bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 189-48-SA", provided further that each unit be serviced and checked at least once a year and record card of inspection be affixed to each unit showing such date of inspection and the name of the inspectors.

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

407-48-SM

APPLICANT—Lehigh Navigation Coal Co., Inc., owner.

SUBJECT—Lelite General Purpose Lightweight Aggregate, approval of.

APPEARANCES—

For Applicant: Ansel T. Rogers.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (407-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

December 9, 1948

Re: Cal. 407-48-SM

Subject: Lelite General Purpose Lightweight Aggregate; approval of:

Lehigh Navigation Coal Co. filed April 30, 1948, an application with the Board of Standards and Appeals for approval of the material known as Lelite (a lightweight aggregate) under the provisions of C26-178.0.b, C26-10.0, C26-38.0, a.b.c.d.f.g, C26-315; C26-361; C26-363; C26-364; C26-365; C26-365; C26-468; through 509; C26-522; C26-575; C26-620 and C26-630.

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Description

Lelite, a light weight aggregate is a structural material chemically inert, cellular and vitreous, produced by expanding or bloating metamorphic, carbonaceous shale which is mined, with anthracite coal, in the vicinity of the Lelite plant at Lansford Pa.

The plant consists of a raw material storage system, main furnace plant, aggregate storage and a grading plant.

In the process of manufacture the raw material is blended, as in the cement industry, conveyed to the furnace where it is expanded or bloated, stored and then graded for its use in poured structural concrete and precast structural concrete products where strength and light weight are important factors.

The process of expanding or bloating the metamorphic carbonaceous shale makes use of the sintering method in a special furnace which is equipped with an endless traveling grate. An ignition mixture, containing anthracite, which is used to promote the expanding or bloating process, is fed onto the grate and passes through an ignition chamber. The shale is then fed onto the traveling grate; as this mixture of anthracite and shale passes through the furnace, combustion of the carbonaceous material produces extremely high temperatures, approximately 2800°F. which drive off, as gases, the carbonaceous content of the shale particles. The remaining particles of shale are then in a "pasty" state due to the high temperature and become bloated by the action of gases. Incipient fusion of the anthracite and shale convert this bloated, pasty mass into a continuous slab which is chemically inert, cellular and vitreous. This slab is then conveyed to a crusher where it is crushed and graded in sizes ranging from #8 sand to 3/4".

Inspection and Test

The plant of the applicant at Lansford, Pa. was inspected May 20, 1948, by the Committee on Test consisting of Comm. C. M. Blum and Comm. E. W. Kleinert. The applicant was represented by Messrs. A. T. Rogers and J. L. G. Weysser and Messrs. W. Pressler and D. A. Alteri of the Pittsburgh Testing Laboratories, who performed the physical tests.

A comprehensive range of test specimens of various water cement ratios, ranging in design from 1750 pound concrete up to and including 4000 pound concrete, were cast. Companion specimens using an air-entraining agent were cast at the same time. The purpose, of the wide range and types of specimens was to give sufficient data to plot all curves necessary to evaluate the properties of Lelite as an aggregate for concrete as accepted in general engineering practice.

The making of the test specimens and the physical tests was witnessed by Comm. C. M. Blum, Comm. E. W. Kleinert and J. A. Darts Engineering Division Committee on Test at the plant of the applicant at Lansford and at the laboratories at Philadelphia and Pittsburgh.

All the concrete mixes were mixed in a one cubic foot tilting mixer in the normal manner; that is, coarse and fine Lelite, a blend of 5 brands of approved Portland cement and water; a total mixing time of 5 minutes was allowed for each mix.

The reinforcing steel bars used in the bond test and in the reinforced concrete slabs were Standard Bethlehem deformed reinforcing bars conforming to Intermediate Grade A.S.T.M. A15-39 with the following yield points

3/4" round-Average	3 bars	53,720 p.s.i.
1/2" round-Average	2 bars	50,000 p.s.i.
3/4" round	1 bar	48,900 p.s.i.
1" round	1 bar	50,420 p.s.i.

A copy of all physical tests and the engineering evaluation of these tests are on file with the application.

Recommendation

Since it is the general intention of the applicant to apply for the approval of Lelite (a light weight aggregate) as an all purpose concrete aggregate for Plain concrete, Average A Concrete, Average B. Concrete and Controlled Concrete the Committee has taken into consideration only those sections of the Code pertaining to those classifications.

On this basis and the inspections and tests and the data supplied by the applicant, the Committee on Test, under the provisions of C26-3; C26-4; C26-189.0 and C26-191.0 Administrative Building Code, draws the following conclusions, and recommends as follows, in so far as granting approval under the various sections of the Administrative Building Code.

1. Section C26-10. a.b.—The Committee is of the opinion that the material "Lelite" may be classed under the heading of Aggregate.
2. C26-315—Aggregates for Reinforced Concrete—as this section of the code does not mention expanded burnt shale, mentioning only burnt shale, the Committee is of the opinion, that, under C26-189.o.c, "Lelite" be approved as an aggregate for reinforced concrete as it meets the Standard Specifications for Light-Weight Aggregates for Concrete A.S.T.M. Designation C130-42, and accordingly recommends approval under C26-315.
3. C26-361.0 The Committee recommends the approval of "Lelite" as a plain concrete, and if a mix as described in the discussion on C26-365.0 is used, the Committee further recommends that the allowable working stress be increased to 25% of the ultimate compressive strength.
4. C26-363—Working Stresses; The Committee is of the opinion that the allowable working stresses used in the design of reinforced concrete structures may be established under C26-365 using "Lelite" as an aggregate and according recommends approval under C26-363.
5. C26-364.0 Controlled Concrete Proportions and Allowable Working Stresses—The Committee is of the opinion that the material "Lelite" may be used as an aggregate for controlled concrete, and recommends approval as such, on condition that for concrete with-out an air entraining agent the cement content be not less than 5.90 sacks of cement, and with an air entraining agent, the cement content be not less than 5.50 sacks of cement per cubic yard of concrete;—and provided further that the "n" value (E_s/E_c -ratio Modulus of Elasticity of steel to that of concrete) be as follows for the noted design mix:—

Design Mix	"n" for Concrete without Air Entraining Agent	"n" for Air Entrained Concrete
2,000 p.s.i.	17	19
2,500 p.s.i.	16	18
3,000 p.s.i.	15	17
3,500 p.s.i.	14	16

and, that all other working stresses for controlled concrete conform to the table of Allowable Working stresses as set forth in C-26-364.2.

6. C26-365—Average Concrete; Proportions and Allowable Working Stresses. The Committee is of the opinion; that, on the basis of the high strength shown in the tests (2850 p.s.i. as against 1750 p.s.i. as required by C26-501 for field tests of average concrete), and as C26-365. o.b does not prohibit the use of average concrete of different mix proportions provided the working stresses conform to the values as set forth in C26-365.3; that therefore Lelite be recommended for approval as an aggregate for average concrete in the following proportion, pro-

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vided the working stresses shall conform to the Table of Allowable Working Stresses as set forth in C26-365.3.

A. One part of cement to 2.5 parts of fine Lelite aggregate to 3.5 parts of coarse Lelite aggregate, (1 to 6 mix) with a maximum of 10.5 gallons of total water content per sack of cement, and if an approved air entraining agent is added to the above mix it shall be not more than 2 oz. This mix will give allowable working stresses as set forth in C26-365.3 column A except that the value of "n" (Ratio of Modulus of Elasticity of steel to that of concrete) shall be 17 for concrete without the air entraining agent and 19 for concrete with the air entraining agent.

B. One part of cement to 2.5 parts of fine Lelite aggregate to 3.0 parts of coarse Lelite aggregate (1 to 5½ mix) with a maximum of 9.4 gallons of total water content per sack of cement. If an approved air entraining agent is added to the above mix it shall be not more than 2 oz. This mix will give allowable working stresses as set forth in C26-365.3 Column B except that the value of "n" (Ratio Modulus of Elasticity of steel to that of concrete) shall be 16 for concrete without the air entraining agent and 17 for concrete with the air entraining agent.

7. C26-468 through C26-509.0 (Reinforced Concrete Construction) The Committee is of the opinion that "Lelite" meets the requirements of C26-468 through C26-509 except that the mix as required in C26-501.0 (Field Tests for Average Concrete) may be, as set forth in the discussion above, as meeting the requirements of C26-365.1 and 2 and recommends the approval of Lelite as an aggregate for reinforced concrete on that condition.
8. C26-522 (Painting of Structural Steel). The Committee is of the opinion that Lelite meets the requirements of C26-522 as it may be considered a non-corrosive aggregate as the sulphur content of the fine is .018% and the coarse is .014%.
9. C26-575 (Thickness and Fire Resistive Rating for Protection of Steel). As Lelite meets the requirements of C26-38.0 a.c.d.f. and g. as noted in Paragraphs 5 and 6 above; the Committee is of the opinion that "Lelite" meets the requirements of C26-575.
10. C26-630.0 (Top Filling) The Committee recommends the approval of Lelite as a Top Filling meeting the requirements of C26-630.

The Committee on Test, therefore recommends the approval of "Lelite" (a general purpose light weight aggregate) under the provisions of the Administrative Building Code as mentioned herein on condition that it shall not be used for concrete work which is exposed to the action of the weather and/or other elements on the exterior surfaces of a building or structure; and that all steel used for reinforcing shall conform to ASTM Intermediate Grade—(A15-39) and that all shipments of Lelite shall be accompanied by bills of lading bearing the following statement "Approved by the Board of Standards and Appeals for use in New York City under Cal. 407-48-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

CHARLES M. BLUM,
Commissioner

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

705-48-SM

APPLICANT—DiCamillo and Alicandri, for Utica Cast Stone Co., Inc., owner.

SUBJECT—Utica Cast Stone Steps, approval of.

APPEARANCES—

For Applicant: Andrew DiCamillo.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (705-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 16, 1948.

Re: Cal. 705-48-SM.

Subject: Utica Cast Stone Steps approval of.

The Utica Cast Stone Co. Inc., owner, filed July 20, 1948 an application with the Board of Standards and Appeals for approval of the Utica Cast Stone Steps under the provisions of C26-178.o.b, C26-272.0, C26-305 and C26-468.0 of the Administrative Building Code.

Description

These steps are of cast stone made of one part sand, one part grit and one part portland cement, or one part of fine marble dust, one part of No. 5 or No. 7 marble chips and one part portland cement. These steps are reinforced with ¾" round steel bars spaced 18" on centers and three ¼" round bars spaced 4" on centers and set back 2½ inches from the base of the nosing and from the back of the riser.

These stone steps are for use as exterior residential stairs the maximum spans not to exceed 48 inches with a minimum bearing of 4" on cheek pieces on either side and are designed for a total load, live and dead, of 121 lbs. per sq. ft. Computation filed show that the design conforms to the requirement of C26-468.0.

Inspection and Test

The manufacture of these steps was inspected at 1351 Utica Avenue, Brooklyn. Inspection was also made at various locations in Brooklyn where they had been in use for a number of years and were found to be satisfactory without breakage and with good wearing surface.

Recommendation

On the basis of this inspection and the data submitted by the applicant the Committee on Test recommends the approval of the Utica Cast Stone Steps for use in residence buildings in New York City when designed constructed and installed in accordance with this report for a minimum live load of 60 lbs. per sq. ft. provided each unit on delivery to the site where they are to be used bear a label or tag reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 705-48-SM".

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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738-48-SM

APPLICANT—Lama and Proskauer, for Bova Cast Stone Corp., owner.

SUBJECT—Bovastone Precast Concrete Steps, approval of.
APPEARANCES—

For Applicant: Andrew DiCamillo and Alfred A. Lama.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (738-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

November 15, 1948.

Re: Cal. 738-48-SM

Subject: Bovastone Precast Concrete Steps approval of.

The Bova Cast Stone Corp. owner of Brooklyn, New York filed July 30, 1948 an application with the Board of Standards and Appeals for approval of the Bovastone Precast Concrete steps under the provisions of C26-078.o.b., C26-272.0 and C26-305 and C26-468.0 Administrative Building Code.

Description

The Bovastone Precast Concrete Step forming step and riser consists of a designed mix of one (1) part of approved Portland Cement and three and one half (3½) parts of aggregate by volume and having a strength of 3,000 lbs. per square inch at the end of twenty-eight (28) days. The aggregate consists of one and one half (1½) parts of fine aggregate of uniformly graded sand having hard, strong durable particles, free from soft or flaky particles, shale, loam, organic and other deleterious substances. Two (2) parts of coarse aggregate of clean, hard, strong, durable grit gravel free from objectionable amounts of soft, friable, thin elongated or laminated pieces all by volume.

The mixture and cement are placed in a rotary drum mixer where it is mixed with six (6) gallons of clean water per bag of cement for approximately three (3) minutes and upon reaching the proper density it is then poured into a mold where steel reinforcement rods have been placed in position. Concrete is then thoroughly worked around and brought in close contact with reinforcing steel.

The reinforcement tied cage is made up of 3⅜" diameter steel rods running longitudinally to within 1" of each end (spaced as shown on plans filed herewith) and 3⅜" diameter steel rods placed transversely (space as shown on plans filed herewith).

The pre-cast concrete step is then placed in a closed building where it is allowed to cure. Periodically throughout the day and after initial set water is sprinkled on the steps so as to permit proper curing. The steps are ready for use 30 days from time of manufacture.

It is proposed to use these steps for residential dwellings where maximum spans will not exceed 48" and where a minimum bearing of 4" on cheek pieces on either side will be provided.

These steps are designed for a total load, live and dead of 176 lbs.

Computations filed show that the design conforms to the requirements of C26-468.0.

Inspection and Test

The plant of the applicant was inspected at 2266-74 59th Street Brooklyn, N. Y., and manufacture of steps witnessed and material tested. Various locations were also visited where the steps had been in use for up to 20 years.

Present at the inspection were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and Ralph P. Bova representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Bovastone Precast Concrete Steps for use in residence buildings in New York City when designed constructed and installed in accordance with this report for a minimum live load of 60 lbs. per sq. ft. provided each unit on delivery to the site where they are used bear a label or tag reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 738-48-SM".

(Sgd.) CHARLES M. BLUM,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

Adjourned: 2:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 21, 1948, 2 P.M.

Present: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

454-32-A

APPLICANT—Lama and Proskauer, for Hentie Realty Corp., owner.

SUBJECT—Application reopened and restored to calendar February 25, 1948—re Appeal from decisions of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—22-28 East 16th street (Buckingham road), west side, 172 ft. 7 in. south of Caton avenue (cellar and 1st floor); (Block 5076, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (454-32-A)

WHEREAS, this appeal, affecting premises 22 and 28 (32) East 16th street (Buckingham road) west side, 172 ft. 8¼ in. south of Caton avenue (Block 5076, Lot 14), Borough of Brooklyn, was denied October 25, 1932, as to the conversion of the first floor of the building from residence to public assembly; and

WHEREAS, a request to reopen was withdrawn November 17, 1936; and

WHEREAS, this appeal from a decision of the borough superintendent was granted by the Board on July 18, 1939 on certain conditions; and

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WHEREAS, the resolution was amended December 19, 1939; and

WHEREAS, this appeal was withdrawn May 6, 1947 after discussion at the hearing; and

WHEREAS, the applicant states that the matter was withdrawn at the suggestion of the Board to permit the engineer of the Board further time to reexamine the case; and

WHEREAS, this appeal was reopened by vote of the Board on February 25, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated April 7, 1947 as to Alt. Applications 1755 and 1756-44 reads:

"1. Proposed tunnel and bridge connecting cellars and first floors of premises #22 and #28 constitutes a deviation from Bd. of S & A resolution 454-32-A and must be referred to the Board for reconsideration.

"2. Proposed kitchen and dining room located in #28 to be used in conjunction with #22 and located in a frame building now used as a one family dwelling is contrary to Section 4.2.1 of the Building Code."

and

WHEREAS, the applicant now contends that this is a request to legalize the construction of a tunnel and bridge passage connecting 22 East 16th street with 28 (32) East 16th street; that the tunnel is necessary to carry out the provisions of the resolution of the Board in which the owner is directed to remove all devices for heating and supplying hot water in 22 East 16th street and to receive such heat and hot water supply from adjoining building, No. 28 (32) East 16th street; that to do so in a practical manner requires a tunnel; that the bridge passage is necessary to carry out the provisions of the same resolution directing the owner to remove all cooking equipment from 22 East 16th street and the only way in which hot meals can be quickly served to 22 East 16th street would be through this bridge passage; that the plans filed with this application marked "Received April 17, 1947," six sheets, have been examined by the borough superintendent for possible conflict with the zoning resolution as to side courts, yards and area of coverage and the applicant has been advised that they are in strict accordance with the zoning resolution; and

WHEREAS, the applicant states that the existing occupancy at 22 East 16th street is as follows: cellar, open cellar, no persons; 1st floor, offices, dining and class rooms; 2nd floor, class rooms; attic, dormitory, total occupancy of 100 persons during the day and a total of 40 persons during the night; that no change in use or occupancy is proposed for this building; and

WHEREAS, the applicant states that the existing occupancy of 28 (32) East 16th street is as follows: cellar, boiler room and ordinary storage, no persons; 1st floor, kitchen used in conjunction with school at 22 East 16th street; 2nd floor and attic combined, dwelling, 1 family; total occupancy throughout the building, 5 persons; that no change in use or occupancy is proposed for this building; that there is a sprinkler system in 22 East 16th street and the fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. wide wood unenclosed interior stairway in 22 East 16th street which does not lead to roof or street; that there is one fire escape on the south side of 22 East 16th Street extending to roof by stair, to yard by iron stairs, to side court, and thence by stair to street; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applications 1755 and 1756-44, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

165-47-A

APPLICANT—Rand Stores, Inc., and Bartley Realty Corporation, owner of premises; Geto Realities Corp., (owner listed by City Collector, Eve Brecher); (Staaten Cleaners, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4822 Fort Hamilton parkway, west side, 20 ft. 6 in. north of 49th street (Block 5632, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: William G. Fullen.

For Opposition: Stanley Goldstein, Matthew Chess and Harry M. Prince.

For Administration: Morris Hannes, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4

THE RESOLUTION (165-47-A)

WHEREAS, Rand Stores, Inc. and Bartley Realty Corp., filed on February 25, 1947, an appeal from a decision of the borough superintendent, affecting premises 4822 Ft. Hamilton parkway, west side, 20 ft. 6 in. north of 49th street (Block 5632, Lot 27), Borough of Brooklyn, owned by Geto Realities Corp. (owner of record), Eve Brecher, owner as recorded in records of the City Collector; Staaten Cleaners, lessee; and

WHEREAS, the decision of the borough superintendent, dated January 28, 1947, reads as follows:

"This will supplement my recent letter to you concerning your charge that the dry-cleaning business is being carried on at each of the above locations in violation of the Building Zone Resolution.

"In view of the fact that in each one of the cases no certificate of occupancy had been issued for the use complained of, I did not attempt to answer the specific question of whether or not the use constituted a violation of Article 2, Section 4a, Subdivision 11 of the Building Zone Resolution. I am, therefore, at this time giving you a statement of the department's policy and interpretation on the specific question of zoning.

"The Building Zone Resolution does not define dry cleaning. Reference must therefore be made to appropriate sections in the Administrative Code which deal with the same subject. Referring to Section C19-2.0 of the Administrative Code, we find subdivision 11 defining dry cleaning as 'the act or process of washing or immersing in volatile inflammable oil or liquid a garment, fabric, fibre, substance or article, for the purpose of cleaning or dyeing the same'. Subdivision 43 defines a volatile inflammable oil as 'any liquid that will generate an inflammable vapor at a temperature below 100°F. when tested in a Tagliabue open cup tester.'

"Therefore, if so-called dry cleaning is being carried on in any one of these locations, I will not consider it to be dry cleaning within the meaning of the Building Zone Resolution and I will not hold it to be a violation of Article 2, Section 4a, Subdivision 11 of the Building Zone Resolution if the fluid used is not a volatile inflammable oil as defined above."

and

WHEREAS, the applicant states that the building is 2 stories 25 ft. in height, 37 ft. 1½ in. by 78 ft. in area at 1st floor, 37 ft. 1½ in. by 63 ft. in area at typical floor, Class 3 construction, erected in 1927, located in a business use, C area, Class 1 height district, used and occupied since 1927: 1st floor, dry cleaning store; 2nd floor, two families; and

WHEREAS, Certificate of Occupancy 42884 issued January 7, 1927, permits the use of the first floor as store and bakery and the 2nd floor for two families (store use or occupancy not to violate Section 4.a or 4.b of the zoning resolution); and

WHEREAS, the applicant contends that this is an appeal from the decision of the borough superintendent, dated January 28, 1947, that (dry cleaning) if fluid used is not a

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volatile inflammable oil, as defined in Section C19-2.0 of the Administrative Code, is not a prohibited use in a business use district; that the applicants and two dry cleaning operators, the complainants, all operated in conformity with the law and find themselves at a disadvantage as a result of violations by "on the premises" dry cleaners; and

WHEREAS, the applicant further contends that there are now operating in business use districts establishments where dyeing and dry cleaning is the principal and in many cases the only business carried on; that these on-the-premises cleaners in a business use district are supposed to use a synthetic non-inflammable solvent; that since these synthetic solvents cost seven to eight times as much as the petroleum base solvents and the machines can be operated with any type of solvents, it is easy to see there is a temptation to use the inflammable type; that one of the essential steps in dry cleaning is "spotting"; that many of the chemicals employed in spotting are highly inflammable; that every dry cleaning establishment must have benzol on hand for the removal of paint stains, as well as other volatile chemicals for the removal of other types of stains; that these "on-the-premises" plants are engaged in the cleaning and dyeing business exactly the same as all the other cleaners and dyers who are the moving parties in this appeal; that most of these "on-the-premises" plants do no tailoring whatever; that some do minor repairs but the tailoring in such event represents a small part of their cleaning and dyeing business; that investigation disclosed that a delivery truck belonging to the operator of the premises in question was followed and found to make trips to a branch store and deliveries and pick-ups at five other tailoring and cleaning establishments; that synthetic solvents are toxic and noxious and their use involves a serious health hazard; that most of the cleaners used are chlorinated hydro-carbons; that section 4b prohibits any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; that Art. 1, subdivision p defines an accessory use as a use customarily incident to the principal use and located on the same lot with such principal use; that dry cleaning as used in Art. 2, Section 4a, subdivision 11 includes all cleaning done without the use of water; that when the City Planning Commission amended Section 4a June 11, 1940, it clearly had in mind that dry cleaning included cleaning processes in which non-inflammable fluids were used; that Title C of the Administrative Code deals solely with fire hazards and should not be used to restrict or modify the zoning resolution; that "on-the-premises" dry cleaning establishments are engaged principally in dry cleaning and not in dry cleaning as an accessory to the principal use; and

WHEREAS, the applicant requests the Board to promulgate a definition of dry cleaning, promulgate a general rule that will define the term "accessory to the principal use," promulgate a general ruling that will limit the use of cleaning machines or systems, whose capacity makes it improbable they will be used to perform dry cleaning as an accessory use and promulgate a general ruling for prohibiting the use in a business district of any dry cleaning machines or systems using a solvent which will result in the production of phosgene, a toxic gas, pursuant to Sec. 4b of the Zoning Resolution; and

WHEREAS, the evidence presented is not sufficient or conclusive for the Board to determine whether the requirements of the zoning resolution as to dry cleaning on the premises are being violated; and

WHEREAS, there is no evidence upon which the Board can rely that the City Planning Commission in amending Art. 2, Section 4a, Subdivision 11, intended to exclude neighborhood cleaners from business districts irrespective of whether the cleaning fluids used had a flash point above or below 100 deg. F.; and

WHEREAS, there was no evidence submitted which the Board can consider conclusive that the fluid used, if above 100 deg. F. flashpoint or the machine and equipment used, are noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.

Resolved, that the decision of the borough superintendent, dated January 28, 1947, as to the premises in question be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

389-47-A

APPLICANT—LeRoy A. Perry, for Audentes, Inc., owner.

SUBJECT—Application reopened November 3, 1948—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—553-557 Avenue of The Americas (6th), and 101 West 15th street, northwest corner, 4th to 8th floors); (Block 791, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: LeRoy A. Perry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (389-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting the premises 553-557 Avenue of The Americas (6th avenue) and 101 West 15th street, northwest corner (cellar, 1st, 2nd and 3rd floors); (Block 791, Lot 36), Borough of Manhattan, was granted by the Board June 10, 1947, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and consideration based upon a decision of the borough superintendent; and

WHEREAS, this appeal was reopened November 3, 1948 subject to usual procedure; and

WHEREAS, the decision of the borough superintendent dated September 13, 1948 as to Alt. 1714-48 reads:

"1. Proposal to extend school use above the 3rd floor in this bldg. would require it to be referred back to the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 8 stories, 106 ft. in height, 51 ft. 7½ in. by 100 ft. in area, of fireproof construction, erected in 1893, located on a lot 51 ft. 6½ in. by 100 ft. in area, in an unrestricted use B area, class 2 height district, and used and occupied since November 1947 as follows: cellar—storage, boiler room and class rooms—55 persons; 1st floor—offices and class rooms—135 persons; 2nd and 3rd floors—class rooms—80 persons on the 2nd, 55 on the 3rd floor; 4th to 8th floors—factory 30 persons per floor; proposed to be used and occupied without change below the 4th story and the 4th to 6th stories to be used as school with an occupancy of 30 persons per floor; 7th and 8th floors factory, 30 persons per floor; that the building is equipped with a two source sprinkler system throughout, an approved standpipe system, and an interior fire alarm system; that there are two interior stairs of steel construction, enclosed in t.c. blocks, plastered both sides, equipped with fireproof self-closing doors; that the west stairs is 3 ft. 4 in. in width and extends to roof bulkhead; that the north stair is 3 ft. 8 in. in width; both stairs extend direct to street; and

WHEREAS, on June 10, 1947 the Board in acting on objection issued by the borough superintendent under Alt. 756-47 permitted the school use on the cellar, 1st, 2nd and 3rd floors and waived the requirement for a fire tower; and

WHEREAS, C.O. 33425 was issued November 26, 1947 upon completion of work under Alt. 756-47 and permitted the present use and occupancy; and

WHEREAS, the applicant now contends that since the issuance of C.O. 33425 there has been a very small demand for the use of these premises for factory purposes and in consequence the 4th to 8th floors have been mostly vacant; that, however, there have been a number of requests for

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use of the premises for school or offices since there are numerous schools in the immediate vicinity; that in view of the small demand for factory space and the fact that to retain these upper floors vacant would create an extreme hardship, it is requested that permission be granted to use the 4th to 6th floors for school purposes and the 7th and 8th floors for factory.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1947, by adding thereto:

“... that in addition to the use of the cellar, 1st, 2nd and 3rd floors for school purposes, as hereinbefore permitted, the 4th, 5th and 6th floors may be similarly used and the 7th and 8th floors continued for factory use, as proposed and as indicated on plans filed with this appeal marked “Received October 5, 1948,” 3 sheets, Vol. 2, *on condition* that the requirements of the resolution adopted by the Board on June 10, 1947, shall be complied with in all other respects and the sprinkler system is maintained to the satisfaction of the Fire Commissioner; that a new certificate of occupancy shall be obtained.”

893-48-A

APPLICANT—Jay M. Spinner, for Mygold Realty Corporation, owner (Michael and Goldberg Plumbing and Heating Supply, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8805-8817 18th avenue, east side, 100 ft. 1½ in. north of Cropsey avenue and 200 Bay 19th street (2nd floor); (Block 6436, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (893-48-A)

WHEREAS, Jay M. Spinner, for Mygold Realty Corporation, owner, (Michael and Goldberg Plumbing and Heating Supply, lessee), filed October 7, 1948 an appeal from a decision of the borough superintendent, affecting premises 200 Bay 19th street and 8805-8817 18th avenue, east side, 100 ft. 1½ in. north of Cropsey avenue (Block 6436, Lot 12), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1948 as to Alt. Applic. 579-48, reads:

“19. All stairways to be enclosed as per sect. 270 of Labor Law.”

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 20 ft. and 40 ft. in height, 120 ft. 2½ in. by 149 ft. in area at 1st floor, 92 ft. by 112 ft. in area at 2nd floor, of Class 3 construction, erected in 1922, on a lot 130 ft. 2½ in. by 149 ft. average in area, in a business use D area Class 1½ height district, and used and occupied since 1924 as follows: cellar, boiler room; 1st floor, non-storage garage for not over five trucks, storage and sale of plumbing and heating materials, 12 persons; mezzanine, offices, 10 persons; 2nd floor, storage of plumbing and heating materials; proposed to be used and occupied: cellar, boiler room; 1st floor, non-storage garage for not over five trucks, storage of plumbing and heating, 12 persons; mezzanine, offices, 10 persons; 2nd floor, storage of plumbing and heating materials and manufacturing of oil burners, 10 persons; that the building is provided with one 3 ft. 8 in. wide interior steel stairs, brick enclosed, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street; and

WHEREAS, C.O. 23758 issued January 14, 1924 upon completion of work under Permit 15123-22 permits the use and occupancy of the new building as follows: ice plant for parts designated as engine room and daily storage building only; and

WHEREAS, the applicant states that the building fronts 120 ft. 2 in. on 18th avenue, extending for its full depth of 148 ft. through the block to Bay 19th street where it fronts 119 ft. 9 in. and was erected under N.B. 6154-19 and N.B. 15123-22 and had C.O. 23758 issued for the manufacture, storage and sale of ice; and

WHEREAS, the applicant contends that the present owner purchased the building and has had plans filed for its alteration to permit the storage and sale of plumbing and heating supplies, offices and storage of trucks, and the manufacture of oil burners; that Alt. 579 was filed February 17, 1948 and approved March 20, 1948 and amendment filed requesting an approved Labor Law fire escape be installed on the 2nd floor of the Bay 19th street side as a second means of egress in the area designated as oil burner manufacture and to omit the construction of the steel stairs and brick enclosure as called for on the approved plans; that the buildings were used originally for the manufacture of ice and were served only by a single stairs leading to the roof bulkhead; that in the present alteration, it is proposed to provide a direct and safe egress from these stairs to the street; that the oil burner manufacturing room with an occupancy of 8 persons for which the Labor Law fire escape is proposed as a second means of egress is separated from the 2nd floor storage area by 12 in. brick fire wall and from the first floor storage space by steel beams and 6 in. concrete slab; that this area will in turn provide the adjoining storage area on the 2nd floor with a secondary means of egress through the horizontal three hour opening protective assembly; that as there is no fire hazard involved in the manufacture of oil burners which consists mainly of assembly with minor machining and as the owner has spent \$40,000 in altering the buildings and the cost of a new steel stairway to the roof with brick enclosure would be expensive, it is requested that the Board accept the fire escape as a substitute egress.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 579-48, Obj. 19, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in addition to the stairways, as proposed and as indicated on plans filed with this appeal marked “Received October 7, 1948,” 4 sheets, a fire escape complying with the requirements of the labor law and the Building Code shall be erected on the Bay 19th street side, as proposed and as shown, to provide a second means of exit from the 2nd floor area; that the area on the 2nd floor, proposed to be used for storage of plumbing and heating supplies shall be provided in addition to the primary means of exit with a secondary means of exit consisting of fire doors in the fire walls to the manufacturing section served by stairway and proposed fire escape; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

898-48-A

APPLICANT—L. E. Driver, for New York Dock Co., owner (Atlantic Zinc Works, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Building No. 16); (Block 507, Part of Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler and James Roberts.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (898-48-A)

WHEREAS, L. E. Driver, for New York Dock Co., owner, (Atlantic Zinc Works, lessee), filed October 8, 1948 an appeal from a decision of the borough superintendent, affecting premises 212-218 Van Brunt street, west side, 99 ft. north of Commerce street (Block 507, part of Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1948 as to amendment to N.B. Applic. 362-48, reads:

"1. The proposed opening in fire wall should be protected by an assembly having a 4 hr. fire resistive rating. No such rating has been established for the oven as shown."

and

WHEREAS, the applicant states that the proposed building will be 1 story, 18 ft. in height, 99 ft. 10 in. by 91 ft. 5 in., 9126 sq. ft. in area, of Class 3 construction, located in an unrestricted use A area, Class 2 height district, and used and occupied for the manufacture of mill-rolled plate metal—15 persons; and

WHEREAS, the applicant contends that amendment to N.B. 362-48 was filed to provide an opening in the existing party wall on the 1st floor for the accommodation of four ovens; that the building will be accessible from three sides and used as a mill for the production of rolled plate metal products; that space in the adjoining building (No. 13) which has an area of 18,935 sq. ft. presently occupied by the Atlantic Zinc Works is inadequate and the new structure No. 16 is being built to meet their increased requirements; that the location of the proposed ovens is required for the practical and efficient handling of materials in a continuous supply line operation; that the proposed opening in the existing 16 in. and 24 in. brick party wall will be 20 ft. wide by 6 ft. high to accommodate three Crawford ovens now on hand and one other oven of similar design; that these four units to be used for annealing zinc billets will tightly seal and completely fill the opening; that enclosure walls of the ovens will be 4 in. thick composed of 12 lbs. density rock wool insulation covered both sides with 20 gauge sheet metal and vertical operated counterbalanced doors of the same construction will be provided front and back of the ovens; that at no time will both oven doors be open for use; that the ovens will be oil or gas fired, automatically controlled, having an internal temperature of 400 deg. F. and the exterior of the ovens will be at room temperature; that all materials used will be non-combustible at 1,900 deg. F. for three hours; that each oven will have separate combustion stack which will be ventilated to the outer air by means of a motor driven blower vented through and above the roof; that the existing building No. 13 is now equipped with a three source automatic wet sprinkler system; that it is also proposed to install a one source sprinkler in bldg. No. 16; and

WHEREAS, the applicant has filed a statement by the lessee as follows: that the casting, annealing and rough rolling of zinc billets is an integral operation because the billets, as cast, must immediately go through an annealing operation and must be rolled promptly when removed from the ovens; that stacking billets before rolling is injurious to their crystal structure; that the temperature of these billets must be held at 400 deg. F. for 24 hours between casting and rolling; that the layout on the plan filed with this appeal marked "Received 11/19/48" is the only way to meet the required heat treatment satisfactorily as metal is poured from furnaces "(a)" into molds on turntable "(b)" that after setting, billets are piled on dollies on conveyor track "(c)" and pushed into position at entrance of any one of the four ovens; that the dolly is pushed through ovens by succeeding dollies and removed on a conveyor at unloading end of oven and carried to rolling mill "(d)"; that if the ovens should be located on either

side of the fire wall, a time lag, and hence injurious cooling would occur either between casting and annealing or between annealing and rolling and during this time a door would be almost constantly open in the fire wall while billets were being moved through; that under the proposed plan there would be no movement through the fire wall except through the ovens, protected both ends by doors approximately two ft. sq. of fire resisting metal construction; that these doors must be kept closed to hold the temperature needed in the ovens; that doors are opened one at a time for about 30 seconds to roll in or out a dolly loaded with billets; that the cast operation creates smoke and hence dirt; which is injurious in the rolling and finishing; that this was an important consideration in developing the proposed layout as constant opening of a fire door to pass billets from casting to rolling would permit the entry of smoke into the rolling end of the mill; that these ovens have been operating since 1930 under the inspection of insurance interests; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to N.B. Applic. 362-48, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building and the recent extension shall be arranged as indicated on revised plan marked "Received December 10, 1948," showing the location of the proposed ovens; that the fire wall at this point shall be maintained; that the sprinkler system now existing in the building shall be extended to include the extension erected to the south; that the opening at the fire wall where the ovens are inserted shall be constructed and maintained as indicated on plan marked "Received November 5, 1948," 1 sheet; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed.

1053-48-A

APPLICANT—Joseph Lau, for Duane Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—137-141 Duane street, north side, 150 ft. 1 in. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, David Rapport and Morris Eisenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1053-48-A)

WHEREAS, Joseph Lau for Duane Associates, Inc., owner, filed December 10, 1948, an appeal from a decision of the borough superintendent, affecting premises 137-141 Duane street, north side, 150 ft. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated December 9, 1948, on amendment to Alt. Applic. 2131-48, reads:

"1. The building must comply with the provisions of Section 270 of the Labor Law as per section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 75 ft. in height; 75½ ft. by 175 ft. 6 in. in area, of Class 3 construction; erected prior to 1900; located on a plot 75

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ft. ½ in. by 175 ft. 6 in. in area, in an unrestricted use D area, Class 2½ height district and used and occupied since 1935—cellar, storage; 1st floor, store, 50 persons; mezzanine, office, 2 persons; 2nd to 5th floors, office and storage; that it is proposed to be used and occupied—cellar, storage, 20 persons; 1st floor, stores and factory, 75 persons; mezzanine, office, 2 persons; 2nd to 5th floors, factory, office and storage; 80 persons each; that the building is provided with a two source sprinkler system throughout, an interior fire alarm system, two 3 ft. 8 in. wide interior iron stairs, enclosed in t.c. blocks, plastered both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape on the Thomas street front extending to roof by ladder and to street by counterbalanced stairs, that window and door openings on the course of the fire escape are fireproof self-closing; that adjoining buildings are 5, 6 and 9 stories in height; and

WHEREAS, C.O. 20502, issued July 22, 1935, upon completion of work under Alt. Applic. 2504-1934, permits the present use and occupancy and specifies the live load as 120 lbs. per sq. ft. throughout except for the mezzanine which is specified as 60 lbs.; and

WHEREAS, the applicant contends that the building complies with all the requirements of Section 270 of the labor law except that it is not of fireproof construction; that the fire escape on the Thomas street front is 45 deg. with wire glass windows opening thereon at each floor, equipped with exit signs and lights; that this fire escape leads to roof by means of a goose neck ladder and will lead direct to street by a new counter-balanced iron stairway; that the sprinkler system is provided with a siamese connection at street and 20,000 gallon roof tank; that all ceilings and all floors throughout are surfaced with stamped metal; that all stairway doors are 3 ft. wide fireproof self-closing; that stairs are equipped with hand rails both sides; that the treads are 10½ in. wide and risers are 7½ in. high; elevator enclosures are 12 in. brick, with fireproof swing doors on the Thomas street end and three-panel sliding fireproof doors on the Duane street end of the building; that the building consists of 3 buildings combined under Alt. Applic. 1617-1914, that the brick walls of 141 Duane street and 137 Duane street, which separate these buildings from 139 Duane street, are still in place and all openings protected by fireproof self-closing doors on each side; that these walls divide the building into three separate fire areas; that new partitions will be installed forming Men's and Ladies' rooms; that No. 141 Duane street was erected prior to 1892; that 139 Duane street and 62-66 Thomas street was erected prior to 1888; that No. 137 Duane street, which is similar in construction to 141 Duane street has no record in the department prior to Alt. 1617-1914.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2131-48, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area and shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received December 10, 1948," 5 sheets; that all doors throughout shall be changed so as to swing in the direction of exit and the necessary vestibules constructed to permit such swing; that the sprinkler system and fire alarm system shall be maintained throughout the building as proposed and to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

438-43-A

APPLICANT—Kitzler and Nurick, for Alfonzo Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent) previously granted on condition, for a term of years.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner, west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (438-43-A)

WHEREAS, this appeal from decisions of the borough superintendent, affecting premises 820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn was granted by the Board on May 31, 1944, on certain conditions; and

WHEREAS, the resolution was amended June 18, 1946; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted May 31, 1944, as amended June 18, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... Granted for a term of two (2) years from the date of this amended resolution, to permit the premises to be occupied as proposed, on condition that other than as herein amended the provisions of the resolution adopted May 31, 1944, shall be complied with and the conditions of the resolution as amended December 21, 1948, under Cal. 436-43-BZ, shall apply and shall be complied with."

491-43-S

APPLICANT—Irving Adelsohn, for St. Clements Church in the City of New York, owner (Veg. Packaging Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Variation of the Labor Law as cited in a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street (Block 540, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Adelsohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (491-43-S)

WHEREAS, this application for variation of the labor law as cited in a decision of the borough superintendent, affecting premises 108-112 West Third street, south side, 97 ft. west of Sullivan street (Block 540, Lot 17), Borough of Manhattan, was granted by the Board November 9, 1943, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 9, 1943.

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only so far as it has reference to the term of the variance, so as *amended* this portion of the resolution shall read:

"... that this variance may be continued for a term of five (5) years from the date of this *amended* resolution, and that a certificate of occupancy stating the term of this variance shall be obtained (Alt. 899-43)."

32-48-A

APPLICANT—Ordway Tead, for Board of Higher Education, City of New York, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—new proposal re Appeal from a decision of the borough superintendent; previously dismissed for lack of prosecution.

PREMISES AFFECTED—65-76 Kissena boulevard, block bounded by Kissena boulevard, Melbourne avenue, Reeves avenue and 150th street (Buildings 1, 2 and 3), Queens College Campus (Block 6517, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Thomas J. Garvey and Arthur A. Schiller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to docket, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

862-41-A

APPLICANT—Simeon Heller, for Iona R. Tiedemann, owner.

SUBJECT—Application reopened April 6, 1948—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street (cellar); (Block 5399, Lot 5), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 2 p.m. for inspection by Committee and further consideration.

779-48-A

APPLICANT—Abraham M. Bell, for Speedomat Car Wash Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2784-2786 Coney Island avenue, southwest corner of Gerald court (ground floor); (Block 7224, Lot 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Dambroff.

For Administration: Morris Hannes and Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1949 at 2 p.m. for inspection by Committee of Board and further consideration.

904-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Sol Zelman.

SUBJECT—Revocation of Certificate of Occupancy 113330-45, re Alt. 10599-22.

PREMISES AFFECTED—796 Manhattan avenue, east side, 125 ft. south of Calyer street (Block 2597, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Albert E. Kunzi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 2 p.m. at request of applicant.

906-48-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Charstan Realty Corp. (Carnell Manufacturing Co., lessee).

SUBJECT—Revocation of Certificate of Occupancy 113661-46 re Alt. 32-1919.

PREMISES AFFECTED—772-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Owner: Leo Lilienfeld and H. M. Cole.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949, at 2 p.m. at request of applicant.

985-48-A

APPLICANT—Charles W. Burke, for Board of Transportation, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34-A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: H. C. McNaughton and H. Owen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1949 at 2 p.m. for further consideration.

ZONING APPLICATIONS

683-20-BZ

APPLICANT—Lama, Proskauer and Prober, for Delmer D. Martin, owner (Joseph and Gerald Kirsh, lessees).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of existing garage and motor vehicle repair shop for more than five motor vehicles (previously granted by the Board) and the erection and maintenance of a gasoline service station to include office, lubritorium and auto laundry.

PREMISES AFFECTED—3443-3461 Atlantic avenue, 311-321 Autumn avenue, northeast corner and 302-312 Lincoln avenue (Block 4149, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (683-20-BZ)

WHEREAS, this application under the zoning resolution, to permit the extension, from an unrestricted use district into a residence use district, of a proposed garage and motor vehicle repair shop for more than five (5) motor vehicles, affecting premises 3443-3461 Atlantic avenue, Borough of Brooklyn, was granted by the Board on December 14, 1920, on certain conditions; and

WHEREAS, this application for consideration under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing garage and motor vehicle repair shop for more than five (5) motor vehicles and the erection and maintenance of a gasoline service station to include office, lubritorium and auto laundry, affecting premises 3443 to 3461 Atlantic avenue and 311-321 Autumn avenue, northeast corner and 302 to 312 Lincoln avenue (Block 4149, Lot 50), Borough of Brooklyn, was granted by the Board December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, only so far as it has reference to the time within which to complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (F.D. 8373.04, N.B. 883-20)."

810-26-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Pinsker, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, D area district, the extension of an existing business building (previously granted by the Board), to occupy more than the permitted area.

PREMISES AFFECTED—2376-2396 McDonald avenue and 33-49 Village Road South, northwest corner (Block 7146, Lots 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE-TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (810-26-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the extension of an existing business use, affecting premises 2376-2396 Gravesend avenue, Borough of Brooklyn, was granted by the Board on January 11, 1927, on certain conditions; and

WHEREAS, this application for consideration under sections 7c and 21 of the zoning resolution, to permit in a residence and business use D area district, the extension of an existing business building to occupy more than the permitted area, affecting premises 2376 to 2396 McDonald avenue, and 33 to 49 Village Road South, northwest corner (Block 7146, Lots 49 and 50), Borough of Brooklyn, was amended December 9, 1947; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 11, 1927, as *amended* by resolution adopted December 9, 1947, only so

far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the department of housing and buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 679-42)."

628-29-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry J. Pieper, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use district, the change in occupancy from auto showroom, to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one oil truck and ten one-half ton trucks.

PREMISES AFFECTED—71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (628-29-BZ)

WHEREAS, this application under the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building, affecting premises 71-36 to 71-38 73rd street, west side, 90.08 ft. north of Cooper avenue (Block 3690, Lot 22), Glendale, Borough of Queens, was granted by the Board on March 4, 1930 on certain conditions, and the resolution was amended on June 23, 1931; and

WHEREAS, this application for consideration under section 7e of the zoning resolution, to permit in residence and business use districts, the change in occupancy from auto show room to storage of plumbing and heating supplies, plumbing and heating shop and the storage of one (1) oil truck and ten (10) one-half ton trucks, was amended June 22, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 23, 1931, as *amended* June 22, 1948, only so far as it has reference to the time within which to complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed with the department of housing and buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 2487-47)."

28-40-BZ

APPLICANT—Charles M. Spindler, for Sun Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

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PREMISES AFFECTED—14-80 Clintonville street, west side, 1 ft. north of Cross Island boulevard (Block 4697, Lots 15 and 18), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (28-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and rearrangement of an existing gasoline service station and accessory building, affecting premises 14-80 Clintonville street, west side, 1 ft. north of Cross Island boulevard (Block 4697, Lots 15 and 18), Whitestone, Borough of Queens, was granted by the Board May 28, 1940 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended December 10, 1946; and

WHEREAS, a further extension of time to complete the work and an amendment of the resolution was granted December 9, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 28, 1940, as *amended* by resolution adopted December 9, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that all plans have been approved, permits obtained and work now under way, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. Applic. 8544-39; Misc. 10997-47)."

446-40-BZ

APPLICANT—Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, (previously acted upon by the Board re gasoline service station).

PREMISES AFFECTED—4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (446-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the inclusion of parking and storage of more than five motor vehicles on an existing gasoline service station, affecting premises 4431-4441 Broadway, west side, 108

ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan, was granted by the Board on January 21, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on January 26, 1943, January 3, 1945 and December 17, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 21, 1941, as *amended* by resolutions adopted by the Board through December 17, 1946, only so far as it has reference to extending the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles in conjunction with the gasoline service use, as permitted by the resolution adopted January 21, 1941 (Alt. 1712-46)."

915-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Mayer Fish, owner (Pauline Pollock, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station and erection of a new accessory building.

PREMISES AFFECTED—639-641 4th avenue, southeast corner 19th street (Block 637, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (915-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station and the erection of a new accessory building, affecting premises 639-641 Fourth avenue, southeast corner of 19th street (Block 637, Lot 7), Borough of Brooklyn, was granted by the Board on May 27, 1941 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 23, 1947; and

WHEREAS, the applicant requested a further extension of time for the completion of the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 27, 1941, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved and permits obtained, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

586-42-BZ

APPLICANT—John F. Payne, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district,

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the alteration and conversion of an accessory building on an existing gasoline service station, from store room to car washing and lubritorium.

PREMISES AFFECTED—168 Richmond Terrace and 1-7 Stuyvesant place, southerly intersection (Block 12, Lot 11), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (586-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration and conversion of an accessory building on an existing gasoline service station from store room to car washing and lubritorium, affecting premises 168 Richmond terrace and 1-7 Stuyvesant place, southerly intersection (Block 12, Lot 11), St. George, Borough of Richmond, was granted by the Board on December 1, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended from time to time and last extended December 16, 1947; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1942, as *amended* through December 16, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 153-42)."

436-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor-driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (436-43-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, the sawing (with motor-driven saws), chopping, bagging, storage and sale of wood; premises 820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn, was granted by the Board on May 31, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on July 18, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that in view of new decisions by the borough superintendent, under Alt. Applic. 186-44 and Alt. Applics. 1162-44 and 1161-44, all as disapproved by the borough superintendent under date of December 17, 1948, that the resolution adopted May 31, 1944 is hereby amended to read:

"*Granted* under Section 7e for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied as proposed, *on condition* that other than as herein amended the provisions of the resolution adopted May 31, 1944, shall be complied with and that a certificate of occupancy shall be obtained."

670-44-BZ

APPLICANT—Robert C. Weinberg, for Vinmont Land Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 21C of the zoning resolution, permitting in C and F area districts a one-family residential development not conforming to the area district requirements.

PREMISES AFFECTED—East side of Mosholu avenue, from West 254th to West 255th streets (Block 3421C, Lot 1311 and Block 3421D, Lot 1417), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert C. Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (670-44-BZ)

WHEREAS, this application under Section 21-C of the zoning resolution, to permit in a residence use, partly F and partly C area districts, the erection of groups of two, three, four and six one-family houses, not in conformity with F area requirements, upon a tract of land comprising approximately three acres, located at the East side of Mosholu avenue, from West 254th to West 255th streets (Block 3421C, Lot 1311, and Block 3421D, Lot 1417), Borough of The Bronx, was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted were approved by the Board on July 23, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1947, and February 10, 1948; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 13, 1946, as *amended* through February 10, 1948, only so far as it has reference to the Type A building, by adding thereto:

"... that the Type A houses located at the end of each row, a total of 10 in the development, may be permitted to be designed as proposed and as shown on revised plan marked "Received December 15, 1948," 2 sheets, and as passed upon by the borough superintendent."

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ent under amendment to N.B. Applic. 130-44, objection dated November 24, 1948, so that such houses may be arranged for occupancy of one or two families as the owner may elect, *on condition* that in all other respects the resolution as adopted by the Board on February 13, 1946 and as amended shall be complied with."

327-46-BZ

APPLICANT—A. L. Seiden, for Bernard Sullivan, owner, T. Victor Searing, former owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from stable to factory.

PREMISES AFFECTED—324 West 26th street, south side, 251 ft. west of 8th avenue (Block 749, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (327-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from stable to factory, premises 324 West 26th street, south side, 251 ft. west of 8th avenue (Block 749, Lot 57), Borough of Manhattan, was granted by the Board, June 18, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1946, only so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"In view of statement by new owner, Bernard Sullivan, that the work has been progressing and will be speedily completed, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 701-46)."

445-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Queens 68th Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a building to be used for stores, using more than the area permitted.

PREMISES AFFECTED—102-29 to 102-35 Queens boulevard and 103-02 to 103-16 68th avenue, southeast corner (Block 2137, Lot 8), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (445-46-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a building to be used for stores, using more than the area permitted, affecting premises 102-29 to 102-35 Queens boulevard and 103-02 to 103-16 68th avenue, southeast corner (Block 2137, Lot 8), Forest Hills, Borough of Queens, was granted by the Board on December 17, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was December 9, 1947; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 17, 1946, only so far as it has reference to the time within which to complete the work, so that as *amended* this portion of the resolution shall read:

"x x x that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 3331-46)."

919-46-BZ

APPLICANT—Lama, Proskauer and Prober, for 725 East 98th Street, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business and unrestricted use district, the reconstruction of structures using more than the area permitted.

PREMISES AFFECTED—713-731 East 98th street, 9801-9807 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (919-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, the reconstruction of structures using more than the area permitted, affecting premises 713 to 731 East 98th street, 9801-9807 Ditmas avenue, northeast corner, and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the resolution was amended March 23, 1948; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 9, 1947, as *amended* by resolution adopted March 23, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"x x x that in view of statement by applicant that plans have been approved by the department of housing and buildings, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 3091-46)."

MINUTES

359-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Cilento, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th avenue, northwest corner (Block 4292, Lots 12 and 13), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing gasoline service station, affecting premises 27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th avenue, northwest corner (Block 4292, Lots 12 and 13), College Point, Borough of Queens, was granted by the Board December 9, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 9, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 3576-46)."

911-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Homelsky, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to garage for five trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading.

PREMISES AFFECTED—474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (911-47-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the change

in occupancy from garage for more than five (5) motor vehicles to garage for five (5) trucks, storage of plumbing supplies, plumbing and heating shop, and cutting and pipe threading, affecting premises 474 Hemlock street, west side, 125 ft. south of Liberty avenue (Block 4198, Lot 17), Borough of Brooklyn, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted June 29, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one year from the date of this amended resolution (Alt. 3540-47)."

952-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Broncon Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (952-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1952-1966 Broadway, 11-45 Conway street, southwest corner, 115-133 Truxton street and 180-182 Somers street (Block 1544, Lot 27 and part of Lot 25), Borough of Brooklyn, was granted by the Board on December 9, 1947, on certain conditions; and

WHEREAS, the resolution was amended on April 6, 1948; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1948; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 9, 1947, as amended on June 15, 1948, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. 737-47)."

1070-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Josephine Stock, owner (Arthur W. Sollic, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

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cision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying.

PREMISES AFFECTED—389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1070-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying, affecting premises 389 to 391 4th avenue, and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn, was granted by the Board June 8, 1948 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 8, 1948, only so far as it has reference to the time within which to complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 4268-47)."

18-48-BZ

APPLICANT—Lama, Proskauer and Prober, for R. T. Realty Corp., owner (Blue Moon Wet Wash Laundry, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises.

PREMISES AFFECTED—1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (18-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy of the public market portion of premises to pressing department, to be used in conjunction with existing wet wash laundry in southerly portion of premises 1883-1885 Strauss street, east side, 242 ft. 11 in. south of Pitkin avenue (Block 3516, Lot 25), Borough of Brooklyn, was

granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 22, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and a portion of the work completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 3623-47)."

1087-24-BZ

APPLICANT—Herman Kron, for Adshein Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy of the 2nd floor of an existing building from factory to garage for more than five motor vehicles and motor vehicle repair shop (previously acted upon by the Board).

PREMISES AFFECTED—1680 Jerome avenue, east side, 50 ft. south of Clifford place (Block 2848, Lot 12), Borough of The Bronx.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

1085-40-BZ

APPLICANT—Department of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a building accessory to a sewage disposal plant.

PREMISES AFFECTED—150-54 134th street, blocks bounded by 150th avenue, 155th avenue, 131st street and 134th street (Block 2718, Lot 1 and Block 2720, Lot 24), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Cunetta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, and set for hearing on January 11, 1949 at 10 a.m., waiving all requirements except a new decision and two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

299-47-BZ

APPLICANT—New York Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision

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of the borough superintendent) previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence, business and unrestricted use D area district, the extension of a business use (stores) in a residence district, location of boiler house in a residence district and the location of a gasoline service station in a business use district.

PREMISES AFFECTED—Blocks bounded by 73rd avenue, 185th street, Horace Harding boulevard and Peck avenue (Fresh Meadow Houses); (Blocks 5712, 5716, 7075-7077, 7092-7094, 7098-7105, 7114-7122, 5723, 7138 and 7146), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: O. L. Nelson, Joseph B. Klein, James Felt and G. H. Gurney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on January 18, 1949 at 10 a.m.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

559-47-BZ

APPLICANT—Ralph E. Leff, for Art Motors, Inc., owner.

SUBJECT—Application for consideration—reopening subject to usual procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building to be used as an automobile showroom, storage of automobile parts, lubritorium, auto laundry and motor vehicle repair shop, using more than the area permitted; and the parking of more than five motor vehicles in unoccupied portion of the plot and the sale and display of new and used cars in unoccupied portion of the plot.

PREMISES AFFECTED—1102-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lots 32 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

23-37-SA

APPLICANT—Quiet-Heet Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional names—re Silent Heet Oil Burner, Model C (previously approved).

APPEARANCES—

For Applicant: Howard M. Spitzer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (23-37-SA)

WHEREAS, Michael Kliegman of Silent Heet Oil Burner Co., for Quiet Heet Mfg. Corp., owner, filed January 21, 1937, an application with the Board of Standards and Appeals, for approval of the device known as the Silent Heet Oil Burner, Models A, B and E; and

WHEREAS, this appliance was approved by the Board on May 11, 1937, on certain conditions, and the resolution was amended from time to time and last amended July 7, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 2, 1948, as amended July 7, 1948, so that as amended the resolution shall read:

“... that this Model C may be marketed in New York City under the name of Crotty, Model 101; Ko-Z-Aire, Model CA; Viking, Model 1712; Climatrol, Models 460, including Models 462 and 464, identical with Model 460, (except that Model 462 has a tube length of 12 in. and Model 464, 4¾ in.) and Magic Heat Model, MH-1 and MH-3, marketed by the Marietta Metal Products Corporation, and FBC Model FC, as marketed by the Federal Boiler Company Inc., on condition that the requirements of the resolution adopted June 2, 1948, shall be complied with.”

1429-39-SM

APPLICANT—Rockland Concrete Sales Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Rockland Concrete Masonry Units (previously approved).

APPEARANCES—

For Applicant: N. E. Castronova.

ACTION OF BOARD—Application reopened for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

354-43-SM

APPLICANT—Neslo Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and approval of clip with a thicker partition—re Olsen Studless Clip System (previously approved).

APPEARANCES—

For Applicant: A. C. Olsen.

ACTION OF BOARD—Application reopened as Vol. II, for amendment of resolution.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

431-43-SM

APPLICANT—Radiator Specialty Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Radiator Specialty Co., Pre-Formed Closet-Bowl Setting Seal Rings (previously withdrawn).

APPEARANCES—

For Applicant: Andrew E. Curry.

ACTION OF BOARD—Application reopened as Vol. II, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

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RULE

958-47-SR

SUBJECT—Proposed Rules governing Dry Cleaning as an accessory to the principal use in business districts as permitted pursuant to Article II, section 4 (a), subdivision 11 of the Zoning Resolution of the City of New York.

APPEARANCES—

None.

ACTION OF BOARD—Proposal to adopt Dry Cleaning Rules withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 9, 1948, as they appeared in Bulletin No. 46, Vol. 33, are hereby corrected to read as follows:

512-38-BZ

APPLICANT—Manuel Rosenstein, for Kinney Corp., lessee (Lucy A. Duffy, owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a retail use district (*now restricted retail use district*), for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-111 West 31st street, north side, 100 ft. west of 6th avenue (Block 807, Lots 34 and 35), Borough of Manhattan.

APPEARANCES—

For Applicant: Manuel Rosenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (512-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 109-111 West 31st street, north side, 100 ft. west of Sixth avenue (Block 807, Lots 34 and 35), Borough of Manhattan, was granted by the Board on July 20, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended October 29, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises are now located in the restricted retail district.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 20, 1938 as *amended* through October 29, 1946 only in so far as it has reference to the term of the variance, so that as *amended*, this portion of the resolution shall read:

"*Granted*, under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of more than five (5) motor vehicles, *on condition* and that other than as herein *amended*, the provisions of the resolution adopted July 20, 1938 as *amended* September 17, 1940 shall be complied with; that a C.O. shall be obtained (Letter decision dated June 17, 1938)."

* Correction—The present use district corrected, as indicated in italics in the subject matter.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

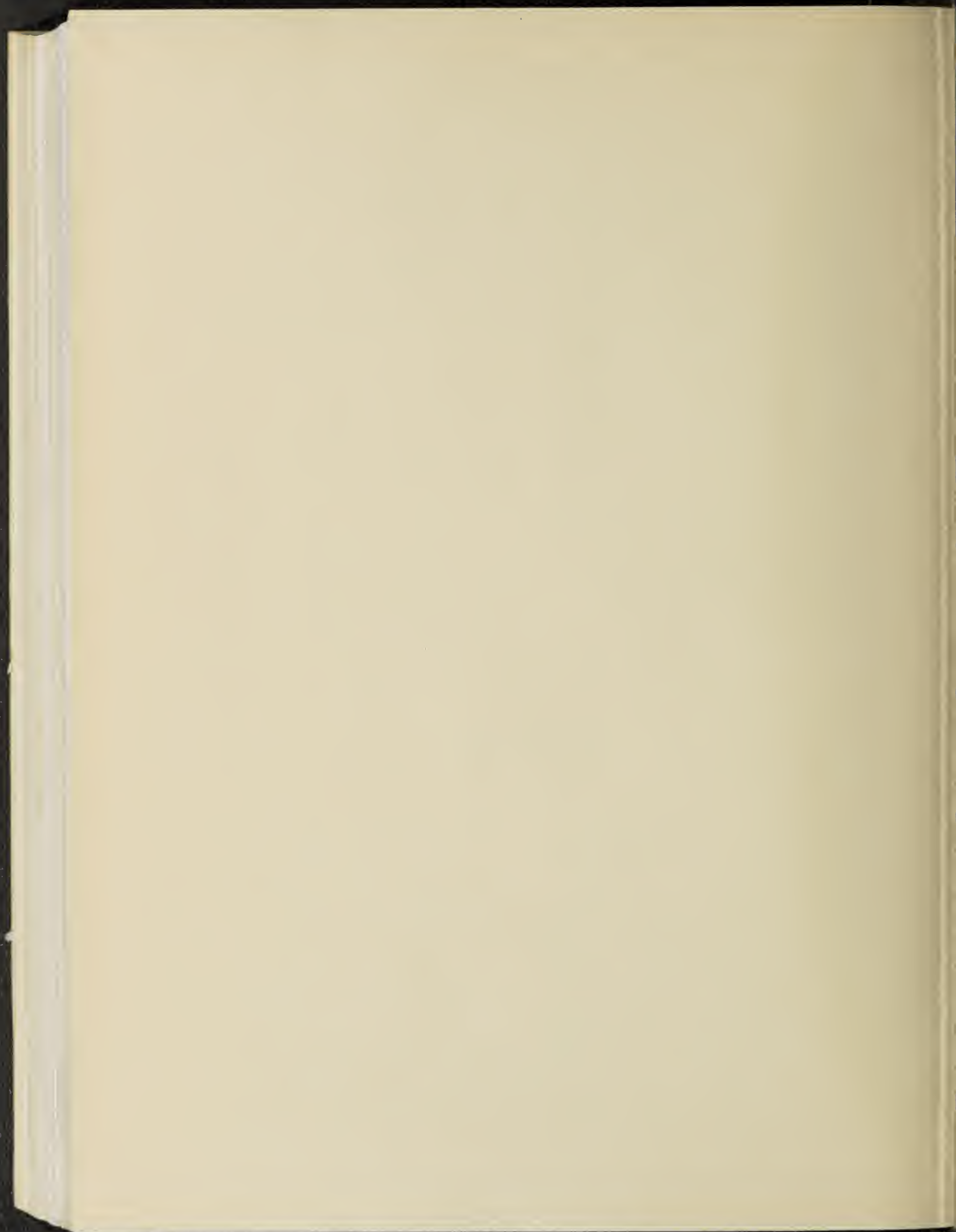
Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

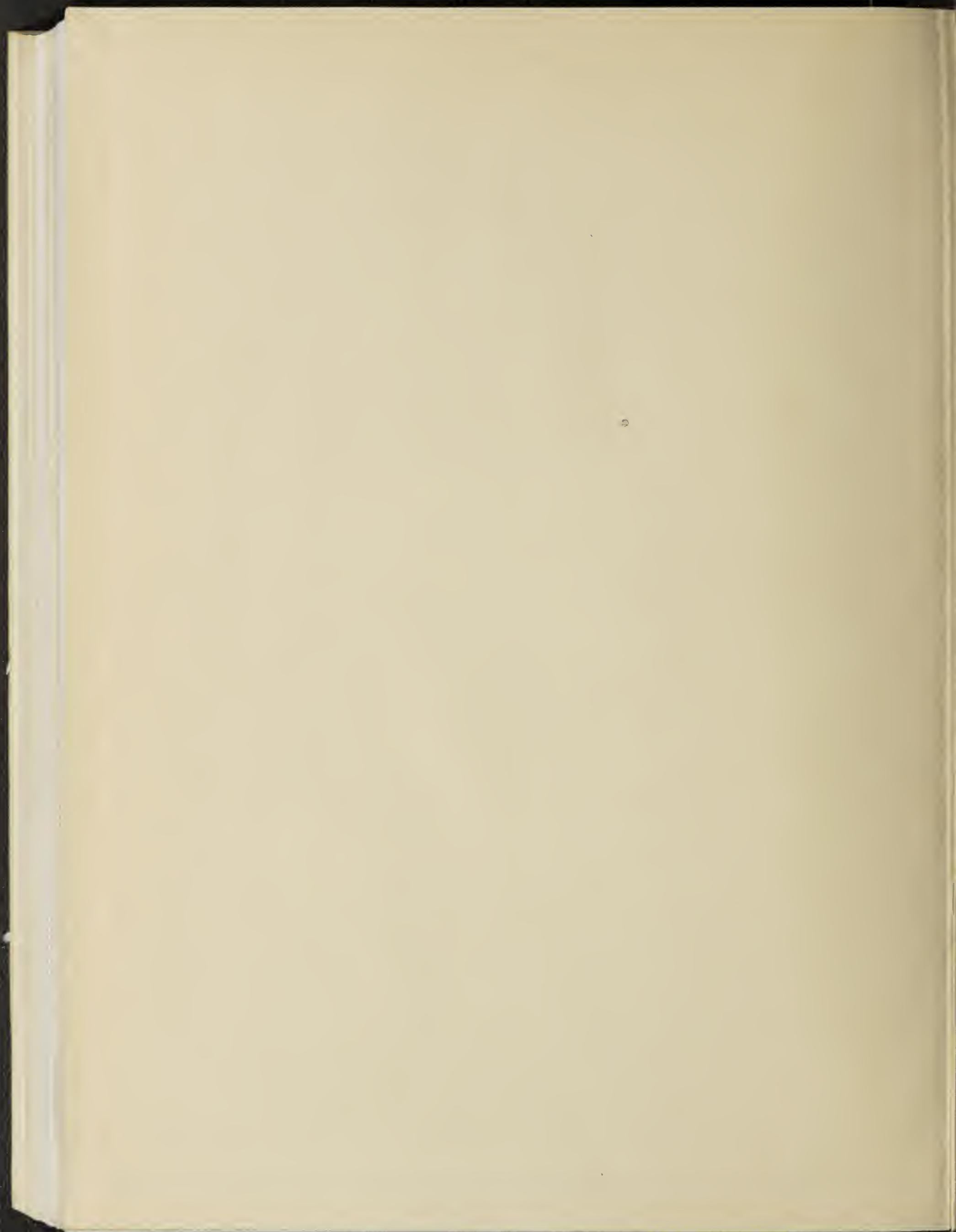
Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

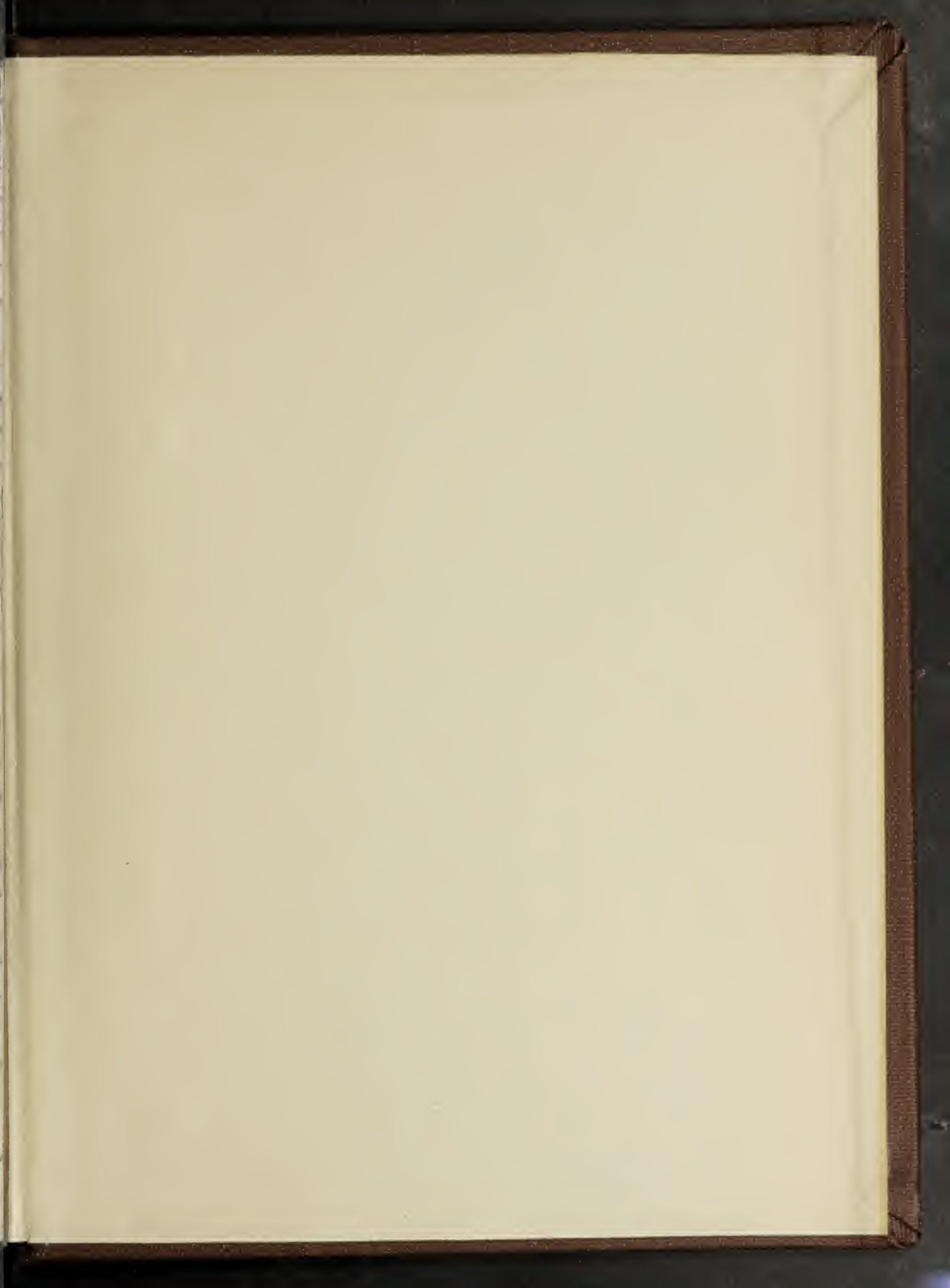
Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

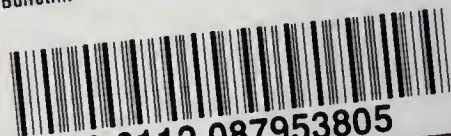
Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.







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